THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842356** Karen Johnson Davidson County Batch# 924592 **DEEDWARR** 10/03/2022 10:56:36 AM 2 pgs Fees: $13.00 Taxes: $1,665.00 20221003-0108689	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2022. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: Liuliu Li 9020 Fallswood Lane Brentwood, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 10 0A 149.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary L. Hegdahl, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liuliu Li, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Phase 2, Section 3, Barnes Bend Estates, as shown by plat of record in Instrument No. 201402250016132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary L. Hegdahl, an unmarried woman, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20150622-0059383, in the Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on June 22, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot #1 Granville L. Seiner Sub., as recorded in Plat Book 6050, Page(s) 146.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Section 3 Barnes Bend Estates, as recorded in Instrument No. 20140225-0016132.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050524-0058309.

Easement recorded in Book 5215, Page 482 and Book 5385, Page 986.

This is improved property located at 3441 Turfway Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

Mary L. Hegdahl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary L. Hegdahl, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025