WARRANTY DEED

Karen Johnson Davidson County
Batch# 926142 DEEDWARR
10/05/2022 01:53:01 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00

20221005-0110009

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,150,000.00.**

Margaret Smith
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF ~~SEPTEMBER~~ October, 2022.

Sandra Denise Woods
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2130

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Yinan Liu and Andrew Slatton 1235A Battlefield Drive Nashville, TN 37215	City National Bank PO Box 60938 Los Angeles, CA 90060	117-08-0I-001.00 CO

For and in consideration of the sum of One Million One Hundred Fifty Thousand And 0/100 ($1,150,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

CHRIS E. ROSE, A MARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

YINAN LIU AND ANDREW SLATTON, WIFE AND HUSBAND

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Master Deed establishing 1235 Townhomes, a Condominium of record in Instrument No. 20061113-0140319, Register's Office for Davidson County, Tennessee, to which plan reference is made for an exact location of said unit and the appurtenant area thereto and subject to all terms and conditions of said Master Deed.

Being the same property conveyed to Chris E. Rose, a single man, by Warranty Deed from Chad L. Freedman and Amber Oliver, husband and wife, dated May 29, 2014, recorded on July 10, 2014, of record in Instrument No. 20140710-006090, Register's Office for Davidson County, Tennessee.

This is not the marital residence of Chris E. Rose at the time of conveyance.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1235A Battlefield Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR CHRIS E. ROSE, A MARRIED MAN to ANDREW SLATTON AND YINAN LIU FOR THE TRANSFER OF PROPERTY LOCATED AT 1235A BATTLEFIELD DRIVE, NASHVILLE, TN 37215.]

Witness our/my hand on the ~~30th day of September, 2022~~ 3rd October 2022.

Chris E. Rose

STATE OF GA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris E. Rose, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this . 10/03/2022

Notary Public
My Commission Expires: 11/24/23

KAY C TANNER NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 11/24/2023