WARRANTY DEED

Karen Johnson Davidson County
Batch# 936782 DEEDWARR
11/02/2022 09:09:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20221102-0118165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Oct., 2022

Notary Public

MY COMMISSION EXPIRES: 10.20.24

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2022-1545

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yumeng Liu	CrossCountry Mortgage, LLC, a Limited liability company	133-11-0A-102.00-CO
(NAME)	(NAME)	
500 Paragon Mills N4	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lynde Valentine Morel, unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yumeng Liu, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. N-4, on the Plan of Canterbury Hall, of record in Plat Book 5200, Page 159, to which reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Canterbury Hall Condominium, a horizontal property regime established by Master Deed of record in Book 5440, Page 255, as amended in Book 5441, Page 819 and Book 5865, Page 101, said Register's Office.

Being the same property conveyed to Lynde Valentine Morel, unmarried woman by Warranty deed from Gary Thomas Kempf, an unmarried man of record in Instrument No. 20200309-0026291 Register's Office for Davidson County, Tennessee, dated March 05, 2020 and recorded on March 09, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022 paid at transfer. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 159, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; Master Deed establishing a Horizontal Property Regime of Canterbury Hall of record in Book 5440, Page 255, as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 5440, Page 298, as amended in Book 5865, Page 101, in the Register's Office for Davidson County, Tennessee. Charter of record in Book 5446, Page 152, in the Register's Office for Davidson County, Tennessee. Sanitary Sewers and/or Storm Drainage

Easements of record in Book 4308, Page 647, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20090615-0055410 and Instrument No. 20140924-0087652, Instrument No. 20190118-0005331, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 500 Paragon Mills N4, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 31st DAY OF October, 2022.

Lynde Valentine Morel

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lynde Valentine Morel, unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31st day of October 2022.

Notary Public My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Oct. 31, 2022.

Affiant Signature

Oct. 31, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31 day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10.20.24

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024