Karen Johnson Davidson County
Batch# 964442 DEEDWARR
01/25/2023 02:19:36 PM 2 pgs
Fees: $13.00 Taxes: $1,637.25
20230125-0005744

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143384**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $442,500.00. Affiant Subscribed and sworn to before me, this 24th day of January, 2023. Notary Public My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Bui Living Trust 17402 Breda Lane Huntington Beach, CA 92649	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 15 0A 001.00

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, **Linda Buppert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gene Phuoc Huu Bui and Lien Thuy Bui as Co-Trustees of the Bui Living Trust, established June 13, 2006**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 100, together with the Garage B. and the appurtenant interest in the common elements of Park Avenue Condominium, a horizontal property regime establishing by Master Deed of record in Instrument Number 20010307-0021702, as amended in Instrument No. 20010404-0032731 and further amended in Instrument No. 20020808-0095964 and Instrument No. 20030205-0015857, Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all 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 of record in Instrument Number 20010307-0021703, said Register's Office.

Being the same property conveyed to Linda Buppert, by Warranty Deed from Lucille G. Owen, a single person, of record in Instrument No. 20220725-0084506, in the Register's Office of Davidson County, Tennessee, dated July 21, 2022 and recorded on July 25, 2022.

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.

Taxes for the year 2023 and thereafter, not yet due any payable.

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 Charlotte Park Company's First Addition to Nashville, as recorded in Plat Book 57, Page(s) 103.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Park Avenue Condominium of record in Instrument No. 20010307-0021702, as amended by instrument(s) of record in Instrument No. 20010404-0032731; Instrument No. 20020808-0095964 and Instrument of Correction recorded in Instrument No. 20030205-0015857; also subject to easements, rights and interests in favor of other unit owners,

and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 5000 Park Avenue #100 Nashville TN 37209

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 24th day of January, 2023.

Linda Buppert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Buppert, 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 24th day of January, 2023.

Notary Public
My Commission Expires:

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023