WARRANTY DEED

Karen Johnson Davidson County
Batch# 981596 DEEDWARR
03/16/2023 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,441.63
20230316-0019122

File #23-PA-6719-10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March , 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Yunyi Vidal	**Canopy Mortgage, LLC, ISAOA**	
(NAME)	(NAME)	
6719 Charlotte Pike, #10	**360 Technology Court, Ste. 200**	**102-11-0C-011.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Lindon, UT 84042**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **6719 CHARLOTTE PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YUNYI VIDAL, AN UNMARRIED PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, Tennessee, and being described as follows:

Being Unit No 10 of Brook Hollow Residences, a horizontal property regime with private elements, which is a planned unit development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of covenants, conditions and restrictions for Brook Hollow Residences of record in Instrument No. 20180802-0075989, as amended by amendment to declaration of covenants, conditions and restrictions (the "Amendment") of record at Instrument No. 20210503-0058734, and further amended at Instrument No. _202303160019121____, Register's Office for Davidson County , Tennessee. Reference is hereby made to the Plat of Units set forth set forth in Exhibit A-I-S of said Amendment for the location of the units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Declaration of covenants, conditions and restrictions for Brook Hollow Residences, and any amendments thereto, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of Units set forth in Exhibit A-I-S of said Amendment, in said Register's Office.

Being a portion of the same property conveyed to 6719 Charlotte Pike, LLC, a Tennessee limited liability company by Quitclaim Deed from WAC Contractors, LLC, a Tennessee limited liability company of record in Instrument No. 20210503-0058735 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 03, 2021.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent.
* Plan of record in Plat Book 2133, Page 29 and Plat Instrument No. 20210818-0111898, Register's Office for Davidson County, Tennessee.

* Declaration of Covenants, Conditions and Restrictions establishing BROOK HOLLOW RESIDENCES, A Horizontal Property Regime With Private Elements of record in Instrument Number 20180802-0075989, Amendment record in Instrument Number 20210503-0058734 and Instrument Number 20210329-0041045, Register's Office for Davidson County, Tennessee.
* Charter for Brook Hollow Residences Homeowners Association, Inc. of record in Instrument Number 20180802-0075984, in the Register's Office for Davidson County, Tennessee.
* Declaration and Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210811-0108151, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6719 Charlotte Pike, #10, Nashville, TN 37209**.

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 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 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 the 14th day of March, 2023.

6719 Charlotte Pike, LLC, a Tennessee Limited Liability Company
By: 6719 Charlotte Pike Investment Trust, its Sole Member

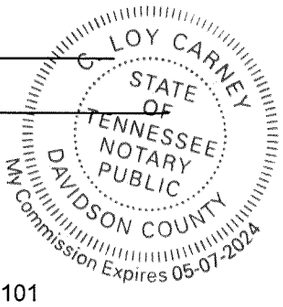
By: Mary Britton Cummings, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Mary Britton Cummings as Trustee of the 6719 Charlotte Pike Investment Trust, the Sole Member of 6719 Charlotte Pike, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the 6719 Charlotte Pike Investment Trust, the Sole Member of 6719 Charlotte Pike, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Trustee of the 6719 Charlotte Pike Investment Trust, its Sole Member.

Witness my hand and seal this 14 day of March, 2023.

Notary Signature
My commission expires:_____



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 14th day of March, 2023.

Affiant Signature
Date 03/14/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024