Karen Johnson Davidson County
Batch# 993256 DEEDWARR
04/18/2023 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20230418-0028604

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37618-04-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2023. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lingxin Chen Shengjie Chen 214 Old Hickory Boulevard Unit 190 Nashville, TN 37221	Lingxin Chen Shengjie Chen 214 Old Hickory Boulevard Unit 190 Nashville, TN 37221	Map and Parcel No.: 161150B06000CO

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, Jessica L. Lyle, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Lingxin Chen, a single woman, and Shengjie Chen, a married woman, as joint tenants with rights of survivorship (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3718 Lausanne Drive, Nashville, Davidson County, Tennessee 37211.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of April, 2023.

GRANTOR:

Jessica L. Lyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica L. Lyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2023.

KELLEY COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 223 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the Plan of RoseMontre Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Towhnomes, of record in Instrument No. 20070517-0059078, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jessica L. Lyle, an unmarried woman, by deed dated January 15, 2021 from Daniel Garmon, an unmarried man, of record in Instrument No. 20210120-0008774, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 6250, Page 763, as corrected in Book 6749, Page 640, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for RoseMonte Townhomes, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078 and Assignment of Assessments and Lien Rights of record in Instrument No. 20181113-0111405, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easement for Transmission Line in Book 2400, Page 596, Register's Office for Davidson County, Tennessee.
8. Easement for Right of Way for Street Purposes of record in Book 4730, Page 607, Register's Office for Davidson County, Tennessee.
9. Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710, page 495, Register's Office for Davidson County, Tennessee.
10. Easement for Water Distribution Lines and Access Road in Instrument No. 20020919-0114212, Register's Office for Davidson County, Tennessee.
11. Stormwater Detention Agreement as set forth in Instrument No. 20021104-0134971, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/18/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY