Name and Address of New Owner:
Che Mock
1409 Hawkins Street, B
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 998850 DEEDWARR
05/02/2023 01:36:30 PM 4 pgs
Fees: $23.00 Taxes: $4,033.00
20230502-0032532

Send Tax Bills To:
Che Mock
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093-13-0M-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yun Li and Lu Li, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Che Mock,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 1409 B of the 1409 Hawkins Townhomes, a Horizontal Property Regime with Private Elements, establishing a Planned Unit Development by the Declaration of Covenants, Conditions, and Restrictions as of record in Instrument No. 20131030-0112846, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Yun Li and Lu Li by Warranty Deed dated December 17, 2017 from Kevin P. Hartley, married, recorded December 27, 2017 in Instrument No. 20171227-0130910 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2023.

_____(SEAL)
Yun Li

_____(SEAL)
Lu Li

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2023, before me personally appeared Yun Li and Lu Li, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2023.

_____
Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,090,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of April, 2023.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25
File No. 2023-5965-DL

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/28/2023 (date of document).

Regina Sullo
Affiant Signature

5/1/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202305020032532