RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004212 DEEDWARR
05/17/2023 10 04 37 AM 2 pgs
Fees: $13 00 Taxes $1,476.30

20230517-0036847

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2023

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025

(AFFIX SEAL)

MST 2023-0438(Seller)

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
Xiao Fu and Ruobing Yan	Xiao Fu and Ruobing Yan	149-03-0K-001 00-CO
(NAME)	(NAME)	
11 Turlington Ct	11 Turlington Ct	
(ADDRESS)	(ADDRESS)	
Livingston, NJ 07039	Livingston, NJ 07039	
(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, **J Developments MT, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xiao Fu and Ruobing Yan, wife and husband,** 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. 1 on the Plan of Final Plat of Townview Lofts Condominiums, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Final Plat of Townview Lofts Condominiums, of record in Instrument No. 20200828-0097970,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to J Developments MT, LLC, a Tennessee limited liability company by Deed from Scotland Springs LLC, a Tennessee limited liability company of record in Instrument No. 20200122-0007979 Register's Office for Davidson County, Tennessee, dated January 10, 2020 and recorded on January 22, 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 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument No 20100818-0065095, Register's Office of Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090326-0027333, as amended in Instrument No. 20120404-0028366 and Instrument No. 20161115-0120437, corrected by Scrivener's Affidavit of record in Instrument No 20161208-0129175, Instrument No. 20200828-0097970, amended in Instrument No 20211004-0133379, Instrument No. 20211221-0168735, and Instrument No. 20220811-0091486, and First Amendment recorded in Instrument No 20211221-0168735 and Second Amendment recorded in Instrument No 20220811-0091486, RODC, TN. Charter

for The Shoppes of Dover Glen Condominium Owners' Association, Inc of record in Instrument Number 20090326-0027322, RODC, TN Notice of Termination of Developer Control Period of record in Instrument Number 20130709-0070919, RODC, TN Restrictions of record in Book 1808, Page 316, RODC, TN Restrictions of record as Instrument Number 20071019-0124411 RODC, TN Stormwater Detention Agreement of record in Instrument No 20041020-0126113 and Instrument No. 20060907-0110856, RODC, TN. Public Drainage Easement of record in Instrument No 20080320-0028273 and Instrument No 20090323-0026016, RODC, TN Detention Pond Maintenance and Fee Sharing Agreement of record in Instrument No 20120404-0028368, as amended and restated of record in Instrument No 20180301-0019491, RODC, TN Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No 20170213-0014913, RODC, TN

This property, known as 2656 Lakevilla Drive #1, Nashville, TN 37217
(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 16 DAY OF May, 2023

J Developments MT, LLC

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum as Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained

Witness my hand and official seal at office, this 16 DAY OF May, 2023

Notary Public

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

My commission expires 10.20.24