Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Mecklenburg

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

Subscribed and sworn to before me this 15th day of May, 2023.

Notary Public
My Commission Expires: 04/22/25

2023-172

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Yanyan Lin | New Owner | |
| 810 Bellevue Road | | 142-06-0B-270.00 |
| Nashville, TN, 37221 | | |

## WARRANTY DEED

For and in 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

**Julia Elizabeth Bernanke, an unmarried woman,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Yanyan Lin, a single woman,**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**Land in Davidson County, Tennessee, being Building No. 48, Unit No. 270, on the Plan of "Peppertree", Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128 thru 130, Register's Office for said County, to which plan reference is hereby made for a more complete description and being more particularly described in Master Deed and By- Laws of record in Book 4834, Page 257 thru 312, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 723; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973; said Register's Office.**

**Being the same property conveyed to Julia Elizabeth Bernanke, an unmarried woman, by Warranty Deed from Bobby Todd Sneed and Mary L. Sneed, husband and wife, dated April 1, 2021 and recorded April 6, 2021 in Instrument No. 20210406-0045028, Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to any and all restrictions and easements of record.**

This is improved property located at **810 Bellevue Road, 270, Nashville, TN 37221.**

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

Karen Johnson Davidson County
Batch# 1005232 DEEDWARR
05/19/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230519-0037601

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 our hands this 15th day of May, 2023.

Julia Elizabeth Bernanke

**STATE OF NORTH CAROLINA**
**COUNTY OF MECKLENBURG**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Elizabeth Bernanke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Charlotte, North Carolina, this 15th day of May, 2023.

Notary Public
My Commission Expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/15/2023.

Affiant Signature – Joshua A. Terry

5/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/17/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON