THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544485

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $850,000 00

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 1012288 **DEEDWARR**
06/07/2023 11 12 01 AM 2 pgs
Fees $13 00 Taxes $3,145.00

20230607-0043271

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Yun Li and Lu Li 1915 Knoll Court Troy, MI 48105	New Owner	Tax Parcel ID No 092 08 0 084 00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yun Li and Lu Li, joint tenants by the entirety**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 10 on the Plan of George I Waddey's Subdivision of Lots No 17-18-19 and 20 and 21 in the Subdivision of the Powei Property, as of record in Book 547, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Joseph Spicer and Juanita Spicer, Husband and Wife, by Warranty Deed from Tommy L Scott, Unmarried, of record in Instrument No 20190909-0090734, in the Register's Office of Davidson County, Tennessee, dated September 04, 2019 and recorded on September 09, 2019

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George I Waddey's Subdivision of Lots No 17-18-19 and 20 and 21 in the Subdivision of the Power Property, as recorded in Book 547, Page 130

This is improved property located at 510 19th Avenue North Nashville TN 37203

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

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 this 2nd day of June, 2023

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 2nd day of June, 2023

Notary Public
My Commission Expires _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027