PREMIER ESCROW, LLC
4361 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,635.00**

Huan Li
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023

Notary Public

Commission Expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Affix Seal)

Karen Johnson Davidson County
Batch# 1021283 **DEEDWARR**
06/30/2023 11 59 53 AM 2 pgs
Fees $13 00 Taxes $1,112 35

20230630-0050136

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Xinyue Zhang	Same as new owner	**087-13-0A-023.00CO**
(NAME)	(NAME)	
1245 Hope Village Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, **BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XINYUE ZHANG, AN UNMARRIED PERSON, AND HUAN LI, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Unit No 23 of New Hope Village, a horizontal property regime established pursuant to Tenn Code Ann Section 66-27-101 et seq , under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No 20211007-0134975, amended in Instrument No 20220314-0029616, and Instrument No 20220815-0092369 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A-1" to said Declaration

Being part of the same property conveyed to Beazer Homes LLC, a Delaware limited Company, by deed from MHK Ventures, LLC , an Alabama limited liability company, of record in Instrument No 20220701-0076681, Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to MHK Ventures, LLC, an Alabama limited liability company, by deeds of record in Instrument No 20201222-0152506 and Instrument No 20211222-0152507, in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD, AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **1245 Hope Village Way, Hermitage, TN 37076**
(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, successors 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, successors 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

Beazer Homes, LLC, a Delaware limited liability company

Daniel K. Heller
Vice President, East Region

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Daniel K Heller, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Vice President, East Region, of Beazer Homes, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Vice President, East Region, being authorized to do so pursuant to Resolution No BHLLC 2020-03, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Daniel K Heller as such Vice President, East Region

Witness our hands this JUNE 27, 2023

NOTARY PUBLIC

My Commission Expires:

