Prepared by
Record and Return To
Chapman and Post nthal Title, Inc
10 Burton Hills Blvd Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026943 DEEDWARR
07/17/2023 11 58 39 AM 2 pgs
Fees $13 00 Taxes $7,770 00

20230717-0054701

T-BR-23-300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 08, 2025 MY COMMISSION EXPIRES SEAL

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
David Luo and Kelly Luo		
(NAME)	(NAME)	**131-12-2A-001 00CO**
300 Galloway Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY A. LEVIN AND MARGARET E. LEVIN, TRUSTEES OF THE LEVIN FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID LUO AND KELLY LUO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

Land in Davidson County, Tennessee, being Unit A on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No 20161019-0110704, 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 the same property conveyed to Jeffrey A Levin and Margaret E Levin, Trustees of The Levin Family Trust by Warranty Deed from DRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20180220-0015754, Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 20, 2018

This conveyance is subject to
- Taxes for the year 2023 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20160822-0087762, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in at Instrument No 20161019-0110704, in the Register's Office for Davidson County, Tennessee
- Charter of Homes on Galloway Drive HOA, Inc of record in Instrument No 20161019-0110701, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No 20161019-0110704, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro of record in Book 4159, page 17, in the Register's Office for Davidson County, Tennessee
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **300 Galloway Drive, Nashville, Tennessee 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF JULY, 2023

The Levin Family Trust

BY _____
Jeffrey A. Levin
Trustee

BY _____
Margaret E. Levin
Trustee

STATE OF TENNESSEEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A LEVIN, TRUSTEE of THE LEVIN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 13th of July, 2023

_____
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET E. LEVIN, TRUSTEE of THE LEVIN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 13th of July, 2023

_____
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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