Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $281 000 00

Affiant

Subscribed and sworn to before me this 21 day of July 2023

Notary Public
My commission expires 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Lei Fan 2025 Woodmont Blvd Unit 216 Nashville, TN 37215	New Owner	117-11-01-216 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations the receipt of which is hereby acknowledged, **Andrew J Monger and Jasmine M. Pierce,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lei Fan,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 216 together with Garage Unit No C-6, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No 20040209-0015685 and re-recorded as Instrument No 20040212-0017074 and as amended by instruments of record as Instrument No 20050404-0036415 and Instrument No 20050512-0053861, Register's Office for Davidson County Tennessee with said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed

Being the same property conveyed to Andrew J Monger by Warranty Deed from Traian Benchea, unmarried, dated July 25, 2014 of record as Instrument No 20140729-0067555 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This property is improved property known as 2025 Woodmont Blvd Unit 216 Nashville, TN 37215

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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

Karen Johnson Davidson County
Batch# 1029587 DEEDWARR
07/24/2023 08 48 43 AM 2 pgs
Fees $13 00 Taxes $1,039 70

20230724-0056623

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 hand this the 21st day of July, 2023

Andrew J Monger

Jasmine M Pierce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Andrew J Monger and Jasmine M. Pierce,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin Tennessee this the 21st day of July 2023

Notary Public

My Commission expires 6-17-2024

FILE NO 2023077745

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY