Karen Johnson Davidson County
Batch# 1031177 DEEDWARR
07/26/2023 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20230726-0057736

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21230-DJ

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37759-06-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2023. Notary Public My Commission Expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Siyang Xia, Jinyi Zhu 506 Hobbs Creek Drive Nashville, TN 37215	New Owner	Map and Parcel No.: 131012B00300CO 131 01 2B 003.00

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, Sherry Lynn Brinkley, unmarried ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Siyang Xia and Jinyi Zhu, a married couple ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 506 Hobbs Creek Drive, Nashville, TN 37215.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of July, 2023.

GRANTOR:

Sherry Lynn Brinkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherry Lynn Brinkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of Hobbs Creek, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hobbs Creek, a Horizontal Property Regime, of record in Instrument No. 20180926-0095386, as amended in Instrument No. 20190107-0001757 and Scrivener's Affidavit recorded in Instrument No. 20190110-0002710 and further amended in Instrument No. 20190517-0046839, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sherry Lynn Brinkley, an unmarried woman, by Warranty Deed from Haury & Smith Contractors, Inc., a Tennessee Corporation, of record in Instrument No. 20210112-0005387, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Resubdivision of Legend Hall, A Planned Residential Development, as recorded in Book 5200, Page 275.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Village Hall Condominium of record in Instrument No. 20050510-0052650, as amended by instrument(s) of record in Instrument No. 20060601-0064170; Instrument No. 20091016-0096028; Instrument No. 20170324-0028758 and Annexation recorded in Instrument No. 20121204-0111555 and Amendment to Bylaws recorded in Instrument No. 20130422-0039977; Instrument No. 20131204-0123748; Instrument No. 20141202-0110599 and Instrument No. 20170324-0028757; also subject to easements, rights and interests 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 building thereon.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180926-0095386, as amended in Instrument No. 20190107-0001757 and Scrivener's Affidavit recorded in Instrument No. 20190110-0002710 and further amended in Instrument No. 20190517-0046839.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Pedestrian-Public Access Easement with Covenants and Restrictions recorded in Instrument No. 20080307-0023084.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130422-0039472 and Instrument No. 20170509-0045910.
7. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071026-0126488; Instrument No. 20071113-0132981 and Instrument No. 20130419-0039236.
8. Encroachment Agreement as set forth in instrument recorded in Book 8029, Page 129 and Re-Recorded in Book 8046, Page 493.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071113-0132942.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/26/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

