PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1041471 DEEDWARR
08/22/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,652.36
20230822-0065673

Ivey Title, LLC Ref: (DW) Title No.: 63211
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter Richard Liu Marguerite Cooper Lloyd 202B Woodmont Circle Nashville, TN 37205	Provident Funding Associates L.P. 1235 North Dutton Ave., Suite E Santa Rosa, CA 95401

TAX MAP PARCEL NUMBERS: 116080P00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$987,125.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lee Green and Susan Riordan Green, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Peter Richard Liu and Marguerite Cooper Lloyd, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 202B of Woodmont Haven Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Instrument No. 20061212-0153456, amended in Instrument No. 20061213-0153775 and Instrument No. 20071030-0127910, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to William Lee Green and Susan Riordan Green, husband and wife, by Warranty Deed from James M. Hinson, Jr., and wife, Teresa A. Hinson, dated April 19, 2019 and recorded on May 2, 2019, of record in Instrument No. 20190502-0040785, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Exhibit "A" to the Master Deed in Instrument No. 20061212-0153456, amended in Instrument No. 20061213-0153775 and Instrument No. 20071030-0127910, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20061212-0153456 and amended in Instrument No. 20061213-0153775 and Instrument No. 20071030-0127910, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3958, page 114, said Register's Office.

This is improved property, known as 202 B Woodmont Circle, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2023.

William Lee Green
William Lee Green

Susan Riordan Green
Susan Riordan Green

State of Tennessee

County of Davidson

On this 21st day of August 2023, before me the undersigned authority, personally appeared William Lee Green and Susan Riordan Green, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $987,125.00.

Affiant

Sworn and subscribed before me this 21 day of August, 2023.

Notary

My Commission Expires: 8-10-2027

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, **Pam Autry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 21st day of August, 2023.

Affiant Signature
Date 8/21/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON