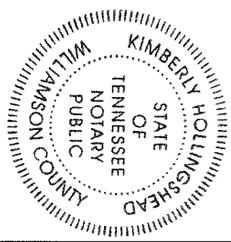
Karen Johnson Davidson County
Batch# 1097292 DEEDWARR
02/02/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240202-0007506

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 2/17/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Xueyi Li and Yaning Li	**Xuey Li and Yaning Li**	136-14-197
(NAME)	(NAME)	
1010 Carla Court	**1202 Rosewood Trail**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20232162

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, I/we, **Karen L. Eldridge, as Heir of the Estate of Lela Denson and Maurice E. Eldridge, as Heir and Administrator of the Estate of Lela Denson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Xueyi Li and Yaning Li, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 157-A, Zone Lot Division, Harbor Gate Subdivision, Section Two, Lots 155-164, as shown on plat of record in Plat Book 6900, page 17, amending Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Lela Denson, unmarried, by Warranty Deed from John V. Richardson and wife, Mary Jacquelyn Ward Richardson, dated April 27, 2012 and filed of record in Instrument No. 20120503-0038099, Register's Office for Davidson County, Tennessee. The said Lela Denson died a citizen and resident of Davidson County, Tennessee on or about 11/07/2019. Pursuant to Affidavit of Heirship of record in Instrument No. 20231002-0077044, said Register's Office, the said Lela Denson is survived by her children, Karen L. Eldridge and Maurice E. Eldridge, her sole heirs at law.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6366, page 494 and Book 6900, page 17, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1010 Carla Court, Nashville, TN 37217
(House No.) (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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of January, 2024

Karen L. Eldridge

Karen L. Eldridge
Heir of the Estate of Lela Denson

Maurice E. Eldridge

Maurice E. Eldridge
Heir and Administrator of the Estate of Lela Denson

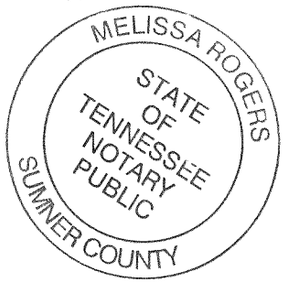
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Karen L. Eldridg, as Heir of the Estate of Lela Denson and Maurice E. Eldridge, as Heir and Administrator of the Estate of Lela Denson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of January, 2024.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/25/25



Certificate of Authenticity

I, Kimberly Hollingshead, 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 01/16/2024.

Kimberly Hollingshead, Esq.

02/01/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of February, 2023. 2024 em

Notary Signature

My Commission Expires: 05/03/2027

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY