Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $369,000.00

Affiant

Subscribed and sworn to before me this 29th day of March, 2024.

Notary Public
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1117100 DEEDWARR
04/02/2024 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,365.30
20240402-0022593

Address of New Owner:	Send Tax Bills to:	Tax Information
Channing Chi 1101 18th Avenue South Apt 410 Nashville, TN 37212	Same	104-04-0E-001-00

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 **Weiping Xie, and Leon Yichen Cai, a single man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Channing Chi, a single man** 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:

Being Unit 410, 1101 Eighteenth Avenue, South, as shown in Master Deed of record as Instrument No. 20060807-0096688, rerecorded as Instrument No. 20060817-0101760, amended as Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, to which reference is hereby made to Plat which is attached as Exhibit "E" to said Master Deed. Together with Parking Space Number 58 which is being assigned as a Limited Common Element appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Being the same property conveyed to Leon Cai, unmarried man and Weiping Xie by deed from Viraj J. Mehta, an unmarried man of record in Instrument No. 20170711-0069640, Register's Office for Davidson County, Tennessee, and dated June 30, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of 1101 Eighteenth Avenue South as shown in Master Deed of record as Instrument No. 20060807-0096688, rerecorded as Instrument No. 20060817-0101760, amended as Instrument No. 20090624-0058837 Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances of record in Instrument No. 20060120-0007524 Register's Office for Davidson County, Tennessee.

4. Storm Detention Agreement of record in Instrument No. 20060120-0007509 Register's Office for Davidson County, Tennessee.

5. An Application to combine parcels of record in Instrument No. 20060213-0017351 Register's Office for Davidson County, Tennessee.

6. Reciprocal Easement Access and Maintenance Agreement of record in Instrument No. 20070926-0114981 Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071010-0120355 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1101 18th Ave, Apt 410, Nashville, TN 37201

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.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27 day of March, 2024.

Weiping Xie by Leon Cai, Attorney-In-Fact

Weiping Xie by Leon Cai, Attorney-In-Fact

Leon Yichen Cai

STATE OF MARYLAND
NM ~~COUNTY~~ CITY OF BALTIMORE

On this 27 day of March, 2024, before me personally appeared Leon Yichen Cai, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of March, 2024.

Notary Signature
My commission expires: 10-20-2024

NOUREDDIN MIRFAKHRAEI
Notary Public - State of Maryland
Montgomery County
My Commission Expires Oct 20, 2024

Noureddin Mirfakhraei
5500 Friendship Blvd.
Apt. 2107N
Chevy Chase, MD 20815
TIPIC License No. 3001066711

STATE OF MARYLAND
NM ~~COUNTY~~ CITY OF BALTIMORE

On this 27 day of March, 2024 before me personally appeared Leon Cai to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Weiping Xie acknowledged that such person executed the same as the free act and deed of Weiping Xie

NOUREDDIN MIRFAKHRAEI
Notary Public - State of Maryland
Montgomery County
My Commission Expires Oct 20, 2024

Notary Public

My Commission expires 10-20-2024

Noureddin Mirfakhraei
5500 Friendship Blvd.
Apt. 2107N
Chevy Chase, MD 20815
TIPIC License No. 3001066711

I, Dana T Thomas, 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 29th day of March, 2024

Dated 4-1-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Th who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of March, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY