Karen Johnson Davidson County
Batch# 1122641 DEEDWARR
04/15/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20240415-0026367

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South, Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $999,999.00 AFFIANT Subscribed and sworn to before me, this 12 day of April, 2024 NOTARY PUBLIC My Commission Expires:

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jessica Hope Ballou and Eric James Eisenhardt 320 South 11th Street Nashville, TN 37206	Citizens Savings Bank and Trust Co 2013 Jefferson Street, Nashville, TN 37208	083-13-0-083

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED NINETY NINE THOUSAND NINE HUNDRED NINETY NINE DOLLARS AND NO CENTS ($999,999.00) paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 12th day of April, 2024, the undersigned, **Charles Li Lei and Vivian Li Lei, Co-Trustees of the Plum Tree Trust Agreement, dated January 6, 2023** hereinafter called the Grantors, have bargained, sold, and by these presents do hereby transfer and warrant to **Jessica Hope Ballou And Eric James Eisenhardt, Wife And Husband** hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in Davidson County, and having an address of **320 South 11th Street, Nashville, TN 37206** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, Hanner's Subdivision, as shown on plat of record in Plat Book 2, Page 43, filed in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles Lei and Vivian Victoria Lei, husband and wife, by deed dated 03/31/2015 and recorded 04/01/2015, from John Charles Oxford and Lindsey Weaver Oxford, of record in Instrument Number 20150401-0028405, and being further conveyed to Plum Tree Trust, dated January 6, 2023 by deed dated 01/06/2023 and

recorded 01/11/2023, from Charles Lei and Vivian Victoria Lei, husband and wife in Instrument Number 20230111-0002287, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **320 South 11th Street, Nashville, TN 37206.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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; and we covenant with the said Grantee(s) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

Charles Li Lei, Co-Trustee of the Plum Tree Trust dated January 6, 2023

Vivian Li Lei, Co-Trustee of the Plum Tree Trust dated January 6, 2023

STATE OF Minnesota)
COUNTY OF Hennepin)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within **Charles Li Lei, Co-Trustee of the Plum Tree Trust Agreement, dated January 6, 2023,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ~~12th~~ 10th day of April, 2024.

Notary Public
My Commission Expires: January 31, 2025

JACKIE HALLBERG
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

STATE OF Minnesota)
COUNTY OF Hennepin)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within **Vivian Li Lei, Co-Trustee of the Plum Tree Trust Agreement, dated January 6, 2023,** 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 and official seal at office, this ~~12th~~ 10th day of April, 2024.

Jackie Hallberg
Notary Public
My Commission Expires: January 31, 2025

JACKIE HALLBERG
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Certificate of Authenticity

I, Adde Dilworth, 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

April 10, 2024
Date

Affiant Signature

April 10, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025