Karen Johnson Davidson County
Batch# 1139241 DEEDWARR
05/24/2024 12:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,472.60
20240524-0038898

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38181-04-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $398,000.00. Affiant Subscribed and sworn to before me this 24 day of May, 2024. Notary Public My Commission Expires: 7/7/27

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Guangyu Gu and Jiong Shi	Guangyu Gu and Jiong Shi 1915 Lone Oak Circle Nashville, TN 3715	Map and Parcel No.: 104110B00700CO

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, **Mary Eleanor Weathers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guangyu Gu and Jiong Shi, hasband and wife** ("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 2121 Acklen Avenue #7, Nashville, TN 37212.

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 she 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 24 day of May, 2024.

Mary Eleanor Weathers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Eleanor Weathers, 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 24th day of May, 2024.

Notary Public

My Commission Expires:

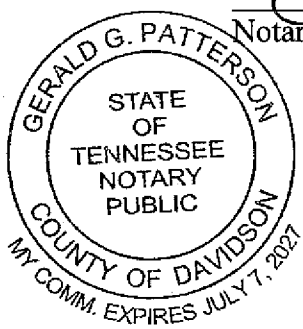


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Revised Condominium Site Plan, Hillsboro Square of record in Plat Book 5200, Page 260, corrected in Book 6157, Page 571, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillsboro Square Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 6111, Page 649, amended in Book 6170, Page 495, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcom H. Weathers, Jr. and wife, Mary Eleanor Weathers and Emily Catherine Weathers by deed dated January 18, 1984 from Hillsboro Square Partnership, a general partnership composed of M. Bryan Stanley and H.A. Bartlett, of record in Book 6219, Page 850, Register's Office for Davidson County, Tennessee. The said Malcom H. Weathers, Jr. having since died on June 6, 1989. By Quitclaim Deed dated September 25, 2002 of record in Instrument No. 20021009-0123313, Register's Office for Davidson County, Tennessee, Emily Catherine Kennedy, formerly Emily Catherine Weathers and spouse Kerry M. Kennedy, conveyed their interest in subject property to Mary Eleanor Weathers.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillsboro Square Homeowner's Association, of record in Book 6111, Page 649, amended in Book 6170, Page 495, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 5200, Page 260, corrected in Book 6157, Page 571, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/24/24 (date of document).

Affiant Signature

5/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY