THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948834** Karen Johnson Davidson County Batch # 1188272 DEEDWARR 10/01/2024 10:09:31 AM 2 pgs Fees: $13.00 Taxes: $1,036.00 20241001-0075857	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2024. Notary Public My Commission Expires:

RYAN D. ECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

WARRANTY DEED

Address New Owner: Madison A. Veliky 2325 Elliston Place Apt 311 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 15 0A 311.00

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, **Jianjun Zheng, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madison A. Veliky, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium apartment in Davidson County, Tennessee, described as Unit No. 311 of ELLISTON PLACE QUARTERS, a Condominium, a Horizontal Property Regime, located on Elliston Place, Nashville, Tennessee as established by and described in a Master Deed recorded in Book 6657, Page 72, as amended in Book 7232, Page 259, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of ELLISTON PLACE QUARTERS Condominium Apartments contained in the Master Deed recorded in Book 6657, Page 72, as amended in Book 7232, Page 259, and By-Laws recorded in Book 6657, Page 406, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jianjun Zheng, a married person, by Warranty Deed from Dirk DeYoung and wife, Suzanne DeYoung, of record in Instrument No. 20170426-0040928, in the Register's Office of Davidson County, Tennessee, dated April 24, 2017, and recorded on April 26, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELLISTON PLACE QUARTERS Condominium of record in Book 6657, Page 72, as amended in Book 7232, Page 259; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 482, Page 378 and Book 565, Page 234.

This is improved property located at 2325 Elliston Place Apt 311 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of September, 2024.

Jianjun Zheng

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jianjun Zheng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2024.

Notary Public
My Commission Expires: _____

