Karen Johnson
Batch # 1197657
10/24/2024 12:42:29 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241024-0082748

PREPARED BY AND RECORDING REQUESTED BY
Yanfeng Li and Yan Gong
2911 23rd Avenue South
Nashville, Tennessee 37215
6154956703

AND WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENT TO:
Yanfeng Li and Yan Gong
2911 23rd Avenue South
Nashville, Tennessee 37215
6154956703

Quitclaim Deed

GRANTORS:

Yanfeng Li and Yan Gong, a married couple, whose address is 2911 23rd Avenue South, Nashville, Tennessee 37215.

GRANTEES:

Yanfeng Li and Yan Gong as Trustees of LG Family Trust dated 2024-10-19, whose address is 2911 23rd Avenue South, Nashville, Tennessee 37215.

QUITCLAIM

This quitclaim deed is made between Yanfeng Li and Yan Gong, a married couple, (Grantors) and Yanfeng Li and Yan Gong as Trustees of LG Family Trust dated 2024-10-19 (Grantees). For consideration of ten dollars ($10) paid and received, the receipt and sufficiency of which is hereby acknowledged, the Grantors remise, release, and forever convey and quitclaim to Grantees all of the Grantors' right, title, interest, and claim in or to that real property described below located in County of Davidson, Tennessee.

~~To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to the property, or in any way appertaining, and the rents, issues, and profits of the property to Grantees and Grantees' assigns forever.~~

PROPERTY DESCRIPTION

Street address of the property: 1808 State St #214, Nashville, Tennessee 37203

Legal description of the property: See Exhibit A, attached.

Map Parcel No: 092-12-0A-214.00-CO

SIGNATURE OF GRANTORS MAKING THIS DEED

Signature: lixyanfeng
Yanfeng Li, Grantor

Date: 10/22/2024

Signature: Yan Gong
Yan Gong, Grantor

Date: 10/22/2024

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

Personally appeared before me, Ronni Slayton (name of officer), Notary Public (official capacity of officer), Yanfeng Li and Yan Gong (names of grantors), with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2024.

Signature of Notarial Officer: Ronni Slayton

Title of Office: Notary Public

My commission expires: 03/03/2026

[stamp] RONNI SLAYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
lixyanfeng, Affiant
Subscribed and sworn before me this the
24 Day of October, 2024.
J. Rivera, Deputy Register

WARRANTY DEED

Karen Johnson Davidson County
Batch# 996333 DEEDWARR
04/26/2023 10 42 08 AM 3 pgs
Fees $18 00 Taxes $1,017 50

20230426-0030594

G-VRES-23-1808-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 05/05/2025

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Yanfeng Li and Yan Gong	**Same as New Owner**	
(NAME) **2911 23rd Ave S**	(NAME)	**092-12-0A-214 00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., CO-TRUSTEES OF THE BAYMAR FAMILY TRUST DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YANFENG LI AND YAN GONG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Property in Davidson County, Tennessee, being Unit 214, Horizontal Property Regime of State House Manor, as established in Master Deed of record in Book 7333, Page 56 and as amended in Instrument No 20160504-0043758, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Pamela Roberts Allen, Trustee for The Baymar Family Trust Dated May 11, 2009 by Quitclaim deed from Baymar Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20151007-0102443 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 07, 2015
Being a portion of the same property conveyed to Baymar Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Mary Ann Roberts, a single person of record in Instrument No 20070807-0094240 Register's Office for Davidson County, Tennessee, dated July 27, 2007 and recorded on August 07, 2007
Being a portion of the same property conveyed to Baymar Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Mary Ann Roberts, a single person of record in Instrument No 20070706-0081073 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007
Being the same property conveyed to Edward Bay Roberts and wife, Mary Ann Roberts by Warranty deed from Carson C. Driver, Jr of record in Book 7652, page 758 Register's Office for Davidson County , Tennessee, dated September 12, 1988 and recorded on September 14, 1988 The said Edward Bay Roberts is deceased, having died on June 11, 2004, leaving Mary Ann Roberts as surviving tenant by the entirety

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options,burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of State House of record in Book 7333, Page 36 and Instrument No 20160504-0043758, Register's Office for Davidson County, Tennessee
- By-Laws of State House Condominiums of record in Book 7333, Page 57, Book 7333, Page 36, and amended in Book 10544, Page 994, in the Register's Office for Davidson County, Tennessee.
- Charter of State house Condominiums of record in Book 7343, Page 409, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as, **1808 State St #214, Nashville, Tennessee 37203**.