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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 241049059**<br><br>Karen Johnson Davidson County<br>Batch# 1205361 DEEDWARR<br>11/14/2024 01:28:30 PM 3 pgs<br>Fees: $18.00 Taxes: $1,461.13<br>20241114-0088848 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $394,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of November, 2024.<br><br>Notary Public<br>My Commission Expires: 5/13/2 |

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Benjamin David Scott *** | Axos Bank<br>4350 LaJola Village Dr. | Tax Parcel ID No.<br>142-07-0I-030.00 CO |
| ~~532 Harpeth Park Drive~~ | San Diego, CA Ste 140 | |
| ~~Nashville, TN 37221~~ | 92122 | |

**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, **Jingyi Zhang, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin David Scott , a married man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 532 on the plan of Harpeth Park Townhomes, as shown on Exhibit "B" to the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Harpeth Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150430-0038713, and amended as Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JINGYI ZHANG, unmarried, by deed from KELLY L. WEATHEFORD, a single man, of record in Instrument No. 20210708-0091975, dated June 24, 2021, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 142-07-0I-030.00 CO.

Matters shown on the Plan of record in Book 5190, page 195, as amended in Book 6501, page 474, and in Book 8250, page 929, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20150430-0038713, and amended as Instrument No. 20150615-0056309, said Register's Office.

Easement(s) of record in Book 6483, page 907, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 10791, page 725, and as Instrument No. 20160520-0050707, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20150421-0035335, said Register's Office.

Grant of Easement of record as Instrument No. 20160129-0008673, said Register's Office.
Rights of others in and to party walls.

*** 403 Ellendale Ave., Nashville, TN 37205

This is improved property located at 532 Harpeth Park Drive Nashville TN 37221

**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 13th day of November, 2024.

Jingyi Zhang

STATE OF New York )

COUNTY OF Queens )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jingyi Zhang, 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 ~~13th~~ 12th day of November, 2024.

Notary Public

Danielle Parr
Notary Public, State of New York
Reg. No. 01PA6430452
Qualified in Queens County
Commission Expires 03/14/2026

My Commission Expires: 03-14-2026

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 November 13, 2024.

Date

Affiant Signature

11/13/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of November, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY