WARRANTY DEED

WILLIANA K GELL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415 000 00

Madelyn Cr
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF NOVEMBER, 2024.

W K Gell
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-26

THIS INSTRUMENT PREPARED BY
Jim R Vanderpool, P C , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3295LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
The Ying Fu Bullard Living Trust	NEW OWNER	104 02 0V 003 00
413 Oman Street		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY M. KENNEDY, MARRIED AND CANDI M. BAINBRIDGE, UNMARRIED*, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE YING FU BULLARD LIVING TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

SEE EXHIBIT "A"

This is improved property known as 413 Oman Street Nashville, TN 37203

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/or assigns forever, and we do 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/or assigns, against the lawful claims of all persons whomsoever 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

Witness our hand on the 14th day of November, 2024.

Mary M. Kennedy
Mary M Kennedy

Candi Bainbridge
Candi M Bainbridge

Karen Johnson
Batch # 1206451
11/19/2024 09 05 49 AM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20241119-0089458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARY M KENNEDY AND CANDI M BAINBRIDGE, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 14th day of November, 2024

Notary Public _____

My Commission Expires _____

JIM R VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

24-3295LA

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO 413 OF THE PARTHENON PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR PARTHENON PLACE CONDOMINIUMS OF RECORD IN INSTRUMENT NO 20020919-0114323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, AS EXHIBIT "C" OF RECORD IN AFORESAID, SAID REGISTER'S OFFICE TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED REFERENCE HEREBY MADE TO THE PLAN OF PARTHENON PLACE CONDOMIMIUMS, AS SHOWN ON EXHIBIT "E" TO THE MASTER DEED OF RECORD IN INSTRUMENT NO 20020919-0114323, SAID REGISTER'S OFFICE

Being the same property conveyed to Mary M Kennedy, married, and Candi M Bainbridge, unmarried, as tenants in common by Warranty Deed from Rebecca R Hinton, unmarried, dated March 30, 2020 and recorded April 1, 2020 in Instrument No 20200401-0034935, Register's Office for Davidson County, Tennessee

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY, THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

1 Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records

3 Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1

4 Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 421, Page 82, of the Public Records of Davidson County, Tennessee

5 Master Deed of Restrictive covenants and conditions contained in instrument recorded in Instrument No 20020919-0114323, of the Public Records of Davidson County, Tennessee

6. As to all Restrictions set forth above, the following is added but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons

7 Rights of adjoining owners to party wall(s) located partly on the Land

8 Subject to rights of others in and to the common areas and/or elements