WARRANTY DEED

Y-EXP-24-7341-117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY ANGELL

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)
Rui Bai	**Same as New Owner**	
(NAME)	(NAME)	**114-08-0D-0017.00-CO**
7341 Charlotte Pike Unit #117		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CHARLOTTE ROW RENTALS, LLC DBA CHARLOTTE ROW TOWNHOMES, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUI BAI, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. C5 on the Plan of Charlotte Park Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20200819-0093574 as amended in Instrument No. 20200824-0095685 and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a Portion of the same property conveyed to Sila Developments, LLC, a Tennessee Limited Liability Company by Warranty Deed from John Benjamin Schaedle, a married man and Robert George Schaedle, an unmarried man, as tenants in common with the right of survivorship of record in Instrument No. 20200819-0093570 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a Portion of the same property conveyed to Charlotte Park, LLC by Quitclaim Deed from Sila Developments, LLC of record in Instrument No. 20200819-0093571 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on August 19, 2020.

Being a portion of the same property conveyed to Charlotte Row Rentals LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Charlotte Park, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240701-0049443 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 01, 2024 and Scrivener's Affidavit recorded on October 17, 2024 of record in Instrument No. 20241017-0080710 and also Scrivener's Affidavit recorded on October 31, 2024 of record in Instrument No. 20241031-0084319 .

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200819-0093574 amended in Instrument No. 20200824-0095685, and Instrument No. 20220825-0095964 and Instrument No. 20240220-0011248 , Register's Office for Davidson County, Tennessee.
- Assignment of Declarant Rights of record in Instrument Number 20221109-0120218, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20181101-0108350, in the Register's Office for Davidson County, Tennessee.
- Order for easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, a Municipal Corporation, of record in Book 7255, Page 116, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch # 1208223 DEEDWARR
11/25/2024 10:42:27 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20241125-0091899

- Charter of record in Instrument Number 20200901-0099386, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of a Public Utilities Easement of record in Instrument Number 20231013-0080485 and Instrument No. 20231013-0080488, 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: **7341 Charlotte Pike Unit #117, Nashville, Tennessee 37209**.

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 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 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 my/our hand(s) this the 22nd DAY OF NOVEMBER, 2024.

Charlotte Row Townhomes

BY:_____
Rahul Patel
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAHUL PATEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of CHARLOTTE ROW TOWNHOMES the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of November, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY