WARRANTY DEED

Karen Johnson
Batch # 1236756
02/13/2025 09 55 19 AM
Fees $18 00 Taxes $1,443 00

Davidson County
DEEDWARR
3 pgs

20250213-0010929

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 4/26/25

ANN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(AFFIX SEAL)

MST 2024-0954

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Zitian Jiang	Fairway Independent Mortgage	093 09 0A 047 00-CO
(NAME)	(NAME)	
1510 Demonbreun St Unit 811	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Carrollton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carlee L. Greene n/k/a Carlee L. Ammons, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zitian Jiang,** _____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit 811, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument Number 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 201904040030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Charles Greene and Carlee L. Greene, as tenants in common by Warranty Deed from Rhythm Partners LLC, a Tennessee limited liability company of record in Instrument No. 20101116-0091528 Register's Office for Davidson County, Tennessee, dated November 12, 2010 and recorded on November 16, 2010.

Being the same property conveyed to Carlee L. Greene n/k/a Carlee L. Greene Ammons, married, by Quitclaim Deed from Charles Green of record in Instrument No. 20250213-0016972 Register's Office for Davidson County, Tennessee, dated February 13th, 2025 and recorded on February 28th, 2025.

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form Taxes for the year 2025, a lien not yet due and payable Subject to all matters shown on the Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680 and Release of Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20110324-0022949, Register's Office for Davidson County, Tennessee Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070725-0088390, amended in Instrument No 20080219-0015612, Instrument No 20080410-0036475, Instrument No 20080701-0068043, Instrument No 20081201-0116444, Instrument No 20090608-0053187 and Instrument No 20090625-0059073, Instrument No 20110324-0022950 and Instrument No 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780 Instrument No. 20200707-0073280 and Instrument No 20200707-0073281, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1577, Page 163 and Book 1577, Page 143, in the Register's Office for Davidson County, Tennessee Stormwater Detention Agreement of record in Instrument Number 20070423-0047689, in the Register's Office for Davidson County, Tennessee. Easement for Right of Entry of record in Instrument Number 20070430-0050890, in the Register's Office for Davidson County, Tennessee Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20161021-0111269, in the Register's Office for Davidson County, Tennessee.

This property, known as 1510 Demonbreun St Unit 811, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 7 DAY OF FEBRUARY, 2025

Carlee L. Greene n/k/a Carlee L. Ammons

Carlee L. Greene n/k/a Carlee L Ammons

Garrett Ammons joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise

Garrett Ammons

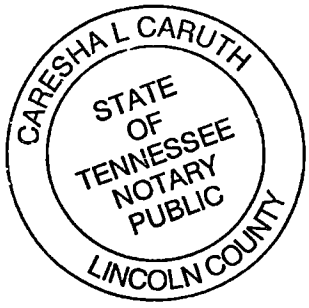
STATE OF Tennessee
COUNTY OF Giles

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carlee L. Greene n/k/a Carlee L Ammons and Garrett Ammons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 7th day of February, 2025.

Caresha L Caruth
Notary Public

My commission expires 10/04/2025



(SEAL)