RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY.
Red Shoe Title, Inc.
625 S. Church St , Suite B
Murfreesboro, TN 37130
Ph.: 615-796-5478
Fax. 615-821-0717

Karen Johnson
Batch # 1238071
02/18/2025 12 17 50 PM
Fees $13 00 Taxes $632 70

Davidson County
DEEDWARR
2 pgs

20250218-0011775

STATE OF Tennessee)
COUNTY OF Davidson) ss

The actual consideration for this transfer is $171,000 00

Affiant

Subscribed and sworn to before me on this 13 day of February 2025

Notary Public

My Commission Expires

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Xiaofeng Li 525 Winning Dr Columbia, TN 38401	New Owner	136-03-0A- 046 00CO

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Desire Luamba, married**, (hereinafter "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Xiaofeng Li, a married woman** (hereinafter "Grantee") its heirs and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit

Being Townhouse No. 46, Building No. 12, on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Plat Book 4460, page 88, 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 the same property conveyed to Desire Luamba, married by Warranty Deed from Yolanda Varona of record in Instrument No. 20150116-0004663, dated January 13, 2015, and recorded January 16, 2015, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 4000 Anderson Rd Apt 46, Nashville, TN 37217

The 2024 Davidson County property taxes have been prorated and assumed by the Grantees

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever, and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS our hands this the 12th day of February, 2025.

Desire Luamba

STATE OF VA
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Desire Luamba, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 12th day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 11/30/2027

Wais Sarwari
Commonwealth of Virginia
Notary Public
Commission No. 7114336
My Commission Expires 11/30/2027

WITNESS our hands this the 12th day of February, 2025

Mireille Beya by Desire Luamba as her Attorney-in-Fact

Mireille Beya by Desire Luamba as her Attorney-in-Fact

STATE OF VA
COUNTY OF Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Desire Luamba as Attorney-in-Fact for Mireille Beya, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 12th day of February,2025

NOTARY PUBLIC

My Commission Expires: 11/30/2027

Wais Sarwari
Commonwealth of Virginia
Notary Public
Commission No 7114336
My Commission Expires 11/30/2027