Karen Johnson Davidson County
Batch # 1240380 DEEDQC
02/25/2025 08 51 10 AM 3 pgs
Fees $17 00 Taxes $0 00
20250225-0013691

THIS INSTRUMENT WAS PREPARED BY:
Angello L. Huong, Attorney at Law
435 Park Avenue
Lebanon, TN 37087

MAP/PARCEL ID: Map 103-02-0-S
Parcel 011.00co

ADDRESS NEW OWNER: LIEN PROPERTY MANAGEMENT, LLC
9400 ASHFORD PLACE
BRENTWOOD, TN 37027

ADDRESS MORTGAGEE: N/A

SEND TAX BILL TO: New Owner

PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND 00 CENTS ($1.00), cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, I, JOSHUA LIEN, have this day bargained and sold, and by these presents do hereby transfer and convey unto LIEN PROPERTY MANAGEMENT, LLC, a Tennessee Limited Liability Company, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, together with all improvements and appurtenances thereunto belonging, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit at Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.
>
> DEED REFERENCE: Being the same property conveyed by *Warranty Deed* dated February 8, 2021 from SUMMIT AT WHITEBRIDGE, LLC to JOSHUA LIEN and of record in Instrument No. 20210210-0018827, Register's Office of Davidson County, Tennessee.

This is improved property is otherwise more commonly known as 239 White Bridge Pike #11, Nashville, Davidson County, Tennessee 37215.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C' to the Declaration of Covenants, Conditions and Restrictions as shown in Instrument No. 20161123-0123636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions for Summit at Whitebridge, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and in Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee. By-Laws and Charter of Summit at Whitebridge appended thereto. 3) All matters shown on the Plan of Record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee. 4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160808-0081832, Register's Office for Davidson County, Tennessee. 5) Agreement for Dedication of Easement for Sanitary Sewer and/or Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20161025-0112669, Register's Office for Davidson County, Tennessee. 6) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055676, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year prorated and assumed by the Grantee.

This transfer is subject to any and all visible easements and restrictions as well as any easements and restrictions of record; subject to any applicable zoning and health department rules and regulations; and subject to the detail of and to all easements, restrictions, setback lines, liens, encumbrances, and other conditions as shown of record, or which may be revealed by a physical inspection of the property.

POSSESSION shall be as of date of deed.

WITNESS MY HAND HERETO, this 1st day of February, 2025

JOSHUA LIEN, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named **JOSHUA LIEN**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 15th day of February, 2025.

Angello L. Huong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/2026



STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is ZERO DOLLARS AND NO CENTS ($0.00).

Angello L. Huong
AFFIANT

Subscribed and sworn to before me, this 15th day of February, 2025.

James R. Stallings
NOTARY PUBLIC



MY COMMISSION EXPIRES: 6/28/26