THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149895** Karen Johnson Davidson County Batch# 1245665 DEEDWARR 03/11/2025 09:14:30 AM 3 pgs Fees: $18.00 Taxes: $2,451.25 20250311-0018166	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $662,500.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Yixing Liu 621 Palisades Ct Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160 16 0B 094.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany K. Wright, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yixing Liu, an unmarried person,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 118, REVISION ONE, SECTION ONE, BRENTWOOD CHASE R20 RESIDENTIAL P.U.D, of record in Plat Book 9700, Page(s) 936 through 941, inclusive, 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 Brittany K. Wright, an unmarried woman, by Warranty Deed from TN Investment Group LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230327-0022137, in the Register's Office of Davidson County, Tennessee, dated March 24, 2023 and recorded on March 27, 2023.

Said property has never been the marital residence of Grantor.

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 record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION ONE, BRENTWOOD CHASE R20 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page(s) 936.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52 and Revocation recorded in Instrument No. 20000531-0053797.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, Amended in Instrument No. 20000831-0086366; Corrective amendment In Instrument No. 20150109-0002674, Amended in Instrument No. 20191001-0100090, Notice of Covenants Violation in Instrument No. 20201022-0122926, Leasing Rules in Instrument No. 20210517-0065773, and Amended in Instrument Nos. 20211012-0136738, 20230717-0054820, 20231114-0088600 and Parking Enforcement Rules recorded in Instrument No. 20240223-0012428.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Instrument No. 20030718-0100808.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Charter for Brentwood Chase Community Association recorded in Instrument 20000524-00051842.

Abatement of Violations Recorded in Instrument No. 20161020-0111125.

Brentwood Chase Community Association Fines Document Recorded in Instrument No. 20161020-0111124.

This is improved property located at 621 Palisades Ct Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2025.

Brittany K. Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany K. Wright, 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, at office, this 6th day of March, 2025.

JONATHAN B HARRIS
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Shakira T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 6. 2025.

Affiant Signature

11th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028