Karen Johnson Davidson County Batch# 1258212 DEEDWARR 04/14/2025 07:29:30 AM 3 pgs Fees: $18.00 Taxes: $1,387.50 20250414-0027600	STATE OF ~~TENNESSEE~~ WA COUNTY OF ~~Davidson~~ KING The actual consideration or value, whichever is greater, for this transfer is $375,000.00 Chen-Hsuan Lee. Affiant Subscribed and sworn to before me, this 7 day of April, 2025. Linda J Myers Notary Public My commission expires: 06/01/2028
LINDA J MYERS Notary Public State of Washington Commission # 24013894 My Comm. Expires Jun 1, 2028	

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Lauren Dardy		**050020C09300CO**
2701 Thornton Grove Blvd		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Chen-Hsuan Lee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren Dardy, single woman

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 Lot No. 93, Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Chen-Hsuan Lee, unmarried woman, by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Ryan Homes, dated September 16, 2022, of record in Instrument No. 20220919-0104067, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

50' wide easement set out in Book 6199, Page 554, said Register's Office.

Mutual Grant and Deciaration of Easements of record in Book 6199, Page 559, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190906-0090115, said Register's Office.

Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20190408-0031669, 20190812-0080087, and 20200917-0106622, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book, 5613, Page 216, said Register's Office.

All matters shown on the survey dated December 6, 1989 by J. Bruce Rainey, TN RLS#823.

All matters shown on the survey dated February 15, 2018 by Christopher Lyle Goetz, TN RLS #2660.

Subject to rights of others in and to common areas/elements.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2701 Thornton Grove Blvd, Nashville, TN 37207.

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 in 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.

Chen-Hsuan Lee Date: 04/07/2025

Chen-Hsuan Lee

STATE OF WA

COUNTY OF KING

Personally appeared before me, a Notary Public of said County and State, Chen-Hsuan Lee, the within named Grantor(s), 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, at office, this 7 day of April, 2025.

Linda J Myers

NOTARY PUBLIC

My Commission Expires: 06/01/2028

LINDA J MYERS
Notary Public
State of Washington
Commission # 24013894
My Comm. Expires Jun 1, 2028

Certificate of Authenticity

I, Holly A. Mason, 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 April 7, 2025.

Affiant Signature

4/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026