THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450670** Karen Johnson Davidson County Batch # 1271678 DEEDWARR 05/12/2025 09 22 04 AM 2 pgs Fees $13 00 Taxes $1,568 80 20250512-0036971	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $424,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2025. Notary Public My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner: Aaron Thomas and Teri Thomas 1027A Cheatham Pl. Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071 12 0F 004.00

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, **Ying Liu, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Thomas and Teri Thomas, husband and wife,** ("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 Unit 3 together with common areas, as established by Declaration of Protective Covenants, Conditions, and Restrictions for 805 CHEROKEE AVENUE, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (Horizontal Property Regime with Private Elements) of record in Instrument No. 20191018-0107119, as amended in Instrument No. 20220629-0075048, Instrument No. 20220824-0095427, and Instrument No. 20220914-0102613, Assignment of Developer's Rights recorded in Instrument No. 20201005-0115146, Register's Office for Davidson County, Tennessee, and being shown on Exhibit B attached to the Amendment in Instrument No. 20220629-0075048, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Ying Liu, unmarried, by Warranty Deed from Modern Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230406-0025176, in the Register's Office of Davidson County, Tennessee, dated March 30, 2023 and recorded on April 06, 2023.

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 and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WALNUT GROVE SUBDIVISION OF LOT NO 5, STULL TRACT, as recorded in Plat Book 332, Page 34.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191018-0107119, as amended in Instrument No. 20220629-0075048; Instrument No. 20220824-0095427; Instrument No. 20220914-0102613 and Assignment of Developer's Rights recorded in Instrument No. 20201005-0115146.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2271, Page 541.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210202-0015033.

This is improved property located at 805 Cherokee Avenue Unit 3 Nashville TN 37207

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, Grantors warrant that this instrument is effective as of the 9th day of May, 2025.

Ying Liu

STATE OF ~~TENNESSEE~~ NEVADA)
COUNTY OF ~~DAVIDSON~~ CLARK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ying Liu, 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 9th day of May, 2025.

Notary Public
My Commission Expires: 2/15/2029

G SAGMIT
Notary Public, State of Nevada
Appointment No 21 0437-01
My Appt Expires Feb 15, 2029