This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4993-AJ

Karen Johnson
Batch # 1292171
07/01/2025 08 33 37 AM
Fees $13 00 Taxes $1,191 40

Davidson County
DEEDWARR
2 pgs

20250701-0051571

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-25 2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $322,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2025.

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary Public
My Commission Expires: 03/09/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zhe Li , and Amanda Chen 2027 Stokes Lane Nashville, TN 37215	General Mortgage Capital 1350 Bayshore Hwy #740 Burlingame, CA 94010	117 07 0M 042.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Lauren H DeYoe, a single woman (individually and/or collectively, "Grantor"), transfer and convey unto Zhe Li, married, and Amanda Leigh Chen, single, as tenants in common with right of survivorship (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2027, together with the appurtenant interest in the common elements of FAIRSTED PARK CONDOMINIUMS, a horizontal property regime established by Master Deed of Record in Instrument No. 20021121-0145225, and amended by Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C-50" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of RESUBDIVISION OF WOMAN'S CLUB OF NASHVILLE of Record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lauren H. DeYoe, an unmarried woman, by Warranty Deed from J. Nathan Downing, unmarried, of record in Instrument No. 20150514-0044396, in the Register's Office of Davidson County, Tennessee, dated May 13, 2015 and recorded on May 14, 2015.

This is improved property located at: **2027 Stokes Lane, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of June, 2025.

GRANTOR:

Lauren H DeYoe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren H DeYoe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY