Karen Johnson Davidson County
Batch # 1307364 DEEDWARR
08/11/2025 01:44:01 PM 2 pgs
Fees: $13.00 Taxes: $1,129.24
20250811-0063753

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-2325-102

Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-3801

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of August, 2025

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alvaro Javier Siu Salas 2325 Elliston Pl 102 Nashville, TN 37203	SAME AS NEW OWNER	092-15-0A-102.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Larry Wei, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alvaro Javier Siu Salas, an unmarried man

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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 102, Elliston Place Quarters, a Horizontal Property Regime, located on Elliston Place, Davidson County, Tennessee, as shown on the plan of Elliston Place Quarters, as described in Master Deed of record in Book 6657, page 72, as amended in Book 7232, page 259, said Register's Office, and described in a Master Deed recorded in Book 6657, page 72, as amended in Book 7232, page 259, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Elliston Place Quarters, Condominium Apartments contained in the Master Deed recorded in Book 6657, page 72, as amended in Book 7232, page 259, and By-Laws recorded in Book 6657, page 106, said

Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Larry Wei, unmarried by Warranty Deed from Rita Morgan Patel, unmarried of record in Instrument No. 20000814-0080351 Register's Office for Davidson County, Tennessee, dated August 08, 2000 and recorded on August 14, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2325 Elliston Pl 102, Nashville, TN 37203

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 so 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 is 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.

Dated this the 7th day of August, 2025.

Larry Wei

STATE OF District of Columbia
COUNTY OF D.C.

On this 7th day of August, 2025, before me personally appeared Larry Wei, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2025.

Notary Signature
My commission expires: 01/31/2027

DAWN C. JONES
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires January 31, 2027

DAWN C JONES * NOTARY PUBLIC * DISTRICT OF COLUMBIA * 01/31/2027