Karen Johnson
Batch # 1335508
10/17/2025 03 41 54 PM
Fees $18 00 Taxes $3,481 70
Davidson County
DEEDWARR
3 pgs
20251017-0083086

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** ~~**Record & Return To:**~~ ~~**First Title & Escrow Co., Inc.**~~ ~~**FTEC File No. 38012-01-2024**~~	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $941,000.00. Affiant Subscribed and sworn to before me this 16th day of October, 2025. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Susan R. Limor, Trustee 110 31st Avenue #301 Nashville, TN 37203	New Owner	Map and Parcel No.: 104024C01500CO

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, **Duoguang Bei and wife, Yaxin Qi** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan R. Limor, Trustee of the Susan R. Limor Trust, as amended and restated December 22, 2022** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 31st Avenue #301, Nashville, TN 37203.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-25-110

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of October, 2025.

Duoguang Bei by G.G.P. Atty-In-Fact
Duoguang Bei by Gerald G. Patterson, his attorney-in-fact

Yaxin Qi by G.G.P. Atty-In-Fact
Yaxin Qi by Gerald G. Patterson, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Duoguang Bei, and he is authorized by Duoguang Bei to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of October, 2025.

Abby Mudter
Notary Public

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Yaxin Qi, and he is authorized by Yaxin Qi to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of October, 2025.

Abby Mudter
Notary Public

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of The West End, a horizontal property regime established by Master Deed, of record in Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed establishing The West End of record as Instrument No. 20080408-0035628, and further amended by Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No 20211123-0155484, Instrument No. 20230313-0017699, Instrument No 20230313-0017700, and Instrument No. 20230313-0017703 said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Duoguang Bei and wife, Yaxin Qi, by deed dated September 12, 2017 from Jenny Cho and husband Nigel Fontenot, of record in Instrument No. 20170918-0094998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The West End, of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974, Instrument No. 20211123-0155484, Instrument No. 20230313-0017699, Instrument No 20230313-0017700, and Instrument No 20230313-0017703 Register's Office for Davidson County, Tennessee.

3 Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A § 66-27-101, et seq.

4. All matters appearing on the Plan of record as Book 57, page 46, Register's Office for Davidson County, Tennessee.

5 Easement for storm drainage of record in Instrument No 20051013-0123589, Register's Office for Davidson County, Tennessee

6. Storm water detention agreement of record in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

7 Grant of Easement of record in Instrument No. 20140328-0025603, Register's Office for Davidson County, Tennessee

8 Notice of Quitclaim Deed and agreed release of real property liens and encumbrances of record in Instrument No 20120119-0005400, Register's Office for Davidson County, Tennessee

9 Subject to rights of others in and to the common areas and/or elements

10. Limited Power Of Attorney from Duoguang Bei to Gerald G Patterson filed April 8, 2024 in Instrument No. 20240408-0024900, Register's Office for Davidson County, Tennessee