THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 343618 DEEDWARR
01/15/2020 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200115-0005443

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Detang Shi and Huishen Liu<br>900 19th Avenue South Unit 510<br>Nashville, TN 37212 | Detang Shi and Huizhen Liu<br>2303 Bernard Ave.<br>Nashville, TN 37212 | 092-16-0B-059.00-CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph M. Gaynor, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Detang Shi and Huizhen Liu**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. 510 on the Plan of University Square Condominium Apartments of record in Book 6900, Page 124, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest of the common elements, shown in the Master Deed and By—Laws of record in Book 7051, Page 529, as amended in Book 7119, Page 884, said Register's Office.

Being the same property conveyed to Joseph M. Gaynor, Jr., by Warranty Deed from Frank E. Neal, Personal Representative of the Estate of Charles Ray Bell, of record on August 4, 2011, at Instrument No. 20110804-0060160, Davidson County Register of Deeds.

This is property commonly known as 900 19th Avenue South Unit 510 Nashville, TN 37212.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

**Witness our hands, this** 14th **day of January, 2020**:

Joseph M. Gaynor Jr.

STATE OF GEORGIA

COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph M. Gaynor Jr. and** , the bargainors, 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 and official seal, this 14TH day of January, 2020:

Notary Public

My Commission Expires: January 28, 2023

ARLENE KURDZIEL
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 28, 2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$180,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 15 DAY OF January, 2020.

Notary Public

My Commission Expires: 5/31/22

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

