Karen Johnson Davidson County
Batch# 547825 DEEDWARR
01/06/2021 09:33:39 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20210106-0002248

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3772

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of January, 2021

Notary Public

Commission Expires: _____

Address of New Owner:	Send Tax Bills To:	Map & Parcel
David Major and Jeremy Saal 1345 Bell Road #410 Antioch, TN 37013	Bank of America 4500 Amon Carter Blvd Fort Worth, TX 76155	162-12-0B-054.00-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,

Kenneth W. Liss and Susan Liss, husband and wife

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

David A. Major, a single person and Jeremy Saal, a single person

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:

Land in Davidson County, Tennessee, being Unit No. 19B, of Tract Two on the Plan of Final Plat, Villas at Belle Parke, Phase II, a Horizontal Property Regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and Bylaws of record in Instrument Number 20040218-0018915, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth W. Liss and Susan Liss, husband and wife as Tenants by the Entireties by Warranty deed from Deborah A. Betancourt and Katharine A. Driver of record in Instrument No. 20180424-0038546 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 24, 2018.

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: 1345 Bell Road #410, Antioch, TN 37013

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 4th day of January, 2021.

Kenneth W. Liss

Susan Liss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth W. Liss and Susan Liss** 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 at Brentwood, Tennessee this 4th day of January, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)

