Karen Johnson Davidson County
Batch# 557616 **DEEDWARR**
01/20/2021 02:30:16 PM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20210120-0008755

Name and Address of New Owner:
Brennan Liu and Hannah Bounds Liu
643 A-JAMES Avenue
Nashville TN 37209.

Send Tax Statements To:
Truist Bank
1001 Semmes Avenue
RVW 5024
Richmond VA 23224

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20091845

Map and Parcel: 090 08 0A 001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Bernard Heuer and Megan Elizabeth Heuer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brennan Liu and Hannah Bounds Liu, husband and wife,** 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, and being all of Unit A, 643 James Avenue Townhomes, a Horizontal Property Regime, as established by the Declaration Establishing 643 James Avenue, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20141226-0118007, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said unit, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Nicholas Bernard Heuer and Megan Elizabeth Heuer, husband and wife, by Warranty Deed filed for record on June 15, 2017 in Instrument Number 20170615-0060201, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth per Book 332, page 23, said Register's Office; Declaration Establishing 643 James Avenue, a Townhouse Planned Unit Development of record in Instrument Number 20141226-0118007, said Register's Office.

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) building restrictions, and (5) other matters of public record.

This is improved property known as: 643 James Ave., Nashville, TN 37209

Return to:
Lady Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
TITLE #: 0 FINC 20 0643

WITNESS our hand this 14 day of January, 2021.

Nicholas Bernard Heuer
Nicholas Bernard Heuer

Megan Elizabeth Heuer
Megan Elizabeth Heuer

State of Florida

County of Lee

Personally appeared before me, Nicholas Bernard Heuer and Megan Elizabeth Heuer with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 of January, 2021.

Notary Public
My Commission Expires: _____

RODNEY R. FOSTER
Notary Public - State of Florida
Commission # HH 34803
My Comm. Expires Sep 25, 2024
Bonded through National Notary Assn.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,900.00.

Affiant Signature

Subscribed and sworn to before me, this 15th day of January, 2021.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/03/2023
DAVIDSON COUNTY