This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW-9BAE-21300-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 5th day of March, 2021.

Notary Public
My commission expires: 7/2/24

Karen Johnson Davidson County
Batch# 591204 DEEDWARR
03/12/2021 02:30:43 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210312-0033408

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Huijie Liu 300 Stewarts Ferry Pike Nashville, TN 37214	NEW OWNER	096-07-0B 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER WAYNE PRUITT, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HUIJIE LIU**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee being Unit 23, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee, with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tyler Wayne Pruitt, an unmarried man, by deed dated 08/02/2019, from FPH Investments, GP, a Tennessee General Partnership, of record in Instrument No. 20190806-0077961, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 300 Stewarts Ferry Pike, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TWP

Witness my hand this the 5th day of March, 2021.

Tyler Wayne Pruitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler Wayne Pruitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY