Karen Johnson Davidson County
Batch# 625128 DEEDWARR
04/29/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20210429-0057276

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2696

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Hannah Stanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of April, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jingyi Liu and Zhiyang Liu 320 Old Hickory Boulevard #600 Nashville, TN 37221	New Owner	128-12-0A-034.00-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,

Rajeev Mavath, a single man

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

Jingyi Liu, a single woman and Zhiyang Liu, a married person, as tenants in Common with rights of survivorship

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:

A condominium apartment in Davidson County, Tennessee, being Unit No. 34, Building 6, of Eagle Ridge at the Reserve, Section 4, Phase 1A, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875, as amended in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, together with the said apartments appurtenant undivided interest In the general and limited common elements of the condominium.

Being the same property conveyed to Rajeev Mavath, an unmarried man by Warranty deed

No. 20190730-0074998 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 30, 2019.

Being also known as 320 Old Hickory Boulevard #600 34 Nashville, Tennessee 37221.

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: 320 Old Hickory Boulevard #600, Nashville, TN 37221

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 23rd day of April, 2021.

Rajeev Mavath

STATE OF South Carolina
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rajeev Mavath** 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.

Witness my hand and official seal on this 23rd day of April, 2021.

IAN J. WHITE
Notary Public, State of South Carolina
My Commission Expires 10/25/2029

Notary Public Ian Jemal White
My Commission Expires: 10-25-2029

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021