

Karen Johnson Davidson County
Batch# 709518 **DEEDWARR**
09/02/2021 12:32:25 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20210902-0118514

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Amanda Birner
Affiant

Subscribed and sworn to before me, this 31st day of August, 2021.

Notary Public

My commission expires: 10/26/24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
5 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Honghui Liu	New owner	**091-05-1B-021.00-CO**
641 Nashua Lane		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Phillip Dinner

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Honghui Liu, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain town-home located in Davidson County, Tennessee, being Unit No. 21 of the Woods at the Annex, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Master Deed establishing the Woods at the Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025108, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or thereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

BEING the same property conveyed to Phillip Dinner by Warranty deed from Mulch Property Development Company LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200519-0051557 Register's Office for Davidson County, Tennessee, dated May 11, 2020 and recorded on May 19, 2020.

BEING improved property known as **641 Nashua Lane, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of August, 2021.

Phillip Dinner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phillip Dinner, the bargainor(s), 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 31st day of August, 2021.

Notary Public
My Commission Expires: May 7, 2024



LTC File No. 21-000305-528