Prepared by:
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Karen Johnson Davidson County
Batch# 757367 DEEDWARR
11/18/2021 08:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20211118-0153472

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 12th day of November, 2021.

Notary Public
My commission expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Hua Liu 5570 PRADA DRIVE BRENTWOOD TN 37027	HUA LIU 5570 PRADA DRIVE BRENTWOOD TN 37027	181-10-0E-039-00CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Michael Clayton Foss, an unmarried man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Hua Liu** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 39 on the Plat of High Point, Phase 2, Section 2, of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Michael Clayton Foss, a single person, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151124-0119209, Register's Office for Davidson County, Tennessee, and dated November 20, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of High Point of record in Instrument No. 20140821-0076394 Register's Office for Davidson County, Tennessee.

2. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, of record in Instrument No. 20080214-0014939 Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Strom Water Management Facilities of record in Instrument No. 20090309-0020470 Register's Office for Davidson County, Tennessee.

4. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument No. 20090309-0020488 Register's Office for Davidson County, Tennessee.

5. Grant of Easement to Comcast of Nashville of record in Instrument No. 20090714-0065912 Register's Office for Davidson County, Tennessee.

6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Strom Drainage and/or Appurtenances of record in Instrument No. 20090309-0020517 Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewers, Water Line, and Appurtenances of record in Instrument No. 20110411-0027748 Register's Office for Davidson County, Tennessee.

8. Obligations set forth in the Sanitary Sewers, Drainage, Flow, and Appurtenances Agreement of record in Instrument No. 20090805-0073466 Register's Office for Davidson County, Tennessee.

9. Restrictive covenants of record in Instrument No. 20110603-0042709, revised in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582 Register's Office for Davidson County, Tennessee.

10. Charter for High Point Homeowners Association of record in Instrument No. 20100113-0003233 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5570 Prada Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

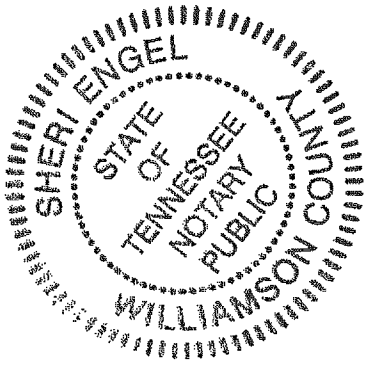
In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of November, 2021.

Michael Clayton Foss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2021, before me personally appeared Michael Clayton Foss, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.



Notary Signature
My commission expires: 12-18-2023

202111180153472

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/12/21.

Affiant Signature

11/12/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of November, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25