THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 792582 DEEDWARR
01/19/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20220119-0007187

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tara TaoLiu Hickman 111 33rd Avenue, #102 Nashville, TN 37212	New owner	104-06-0J-002-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William M. Flynn and Luanne C. Flynn, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Tara TaoLiu Hickman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 2**, on the Plan of Condominium Site Plan of 111 Place Condominiums, of record in Plat Book 6200, Page 195, Register's Office for Davidson County, Tennessee, and subject to Master Deed of record in Book 6454, Page 336, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William M. Flynn and Luanne C. Flynn, husband and wife, by Warranty Deed from Troy D. Woodall, unmarried, of record on November 22, 2016, at Instrument No. 20161122-0123025, Davidson County Register of Deeds.

This is property commonly known as 111 33rd Avenue, #102, Nashville, TN 37212
Note that a street address is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 4th **day of January, 2022:**

William M. Flynn

Luanne C. Flynn

STATE OF Illinois

COUNTY OF Dupage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William M. Flynn and Luanne C. Flynn,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of January, 2022:

Notary Public

My Commission Expires: Aug 20, 2023

ERICA J CASTANEDA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 20, 2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$329,000.00~~ MD: 326,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 10 DAY OF January, 2022.

Notary Public

My Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 1/4/2022.

Affiant Signature

1/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON