RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 809831 DEEDWARR
02/23/2022 10:47:33 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20220223-0020466

BOX 10-A

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-15900-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2022.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luhua Liu 6025 Panama Drive Hermitage, TN 37076	New Owner	086 01 0 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Ralph James Ayres, Jr., a married man, Steven Ray Keen, an unmarried man, Randall Edward Keen, an unmarried man, and James Michael Ayres, an unmarried man, being the Heirs-at-Law of Phyllis J. Ayres, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Luhua Liu, a married man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 151, on the plan of Dobson Heights Subdivision, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ralph J. Ayres and wife, Phyllis J. Ayres, by Warranty Deed from Mary Ellen Allen, of record in Book 5144, Page 969, Register's Office for Davidson County, Tennessee, dated May 5, 1977 and recorded on May 9, 1977. The said Ralph J. Ayres died October 14, 1992, leaving Phyllis J. Ayres as the surviving tenant by the entirety. The said Phyllis J. Ayres died intestate on September 21, 2003, leaving Ralph James Ayres, Steven Ray Keen, Randall Edward Keen, and James Michael Ayres as her Heirs-at-Law. See Affidavits of Heirship of record in Instrument Nos. 20070619-0073355, 20220223-0020463 and 20220223-0020464, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest.

This Instrument executed on behalf of James Michael Ayres ("Principal") by Ralph James Ayres, Jr. pursuant to the Power of Attorney of record in Instrument No. 20220223-0020465, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved property located at: **6025 Panama Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 22nd day of February, 2022.

GRANTOR:

The Heirs-at-Law of Phyllis J. Ayres, deceased

Ralph James Ayres, Jr.

Steven Ray Keen

Randall Edward Keen

James Michael Ayres by Ralph James Ayres, Jr., his Attorney-In-Fact ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ralph James Ayres, Jr., Steven Ray Keen, and Randall Edward Keen, being Heirs-at-Law of Phyllis J. Ayres, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ralph James Ayres, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for James Michael Ayres, Heir-at-Law of Phyllis J. Ayres, deceased, and that he is authorized by James Michael Ayres to execute this instrument on his behalf and in his capacity as an Heir-at-Law of Phyllis J. Ayres, deceased.

WITNESS my hand and seal at office this 22nd day of February, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

EXHIBIT "A"
TO Warranty Deed
From: Ralph James Ayres, Jr., Steven Ray Keen, Randall Edward Keen, and James Michael Ayres, Heirs-at-Law of Phyllis J. Ayres, deceased
To: Luhua Liu

STATE OF TENNESSEE
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal, James Michael Ayres, thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Ralph James Ayres Jr
Affiant

WITNESS my hand and seal at office this 22nd day of February, 2022.

Notary Public
My Commission Expires: 5/2/22

