WARRANTY DEED

Karen Johnson Davidson County
Batch# 853927 **DEEDWARR**
05/12/2022 08:33:01 AM 3 pgs
Fees: $18.00 Taxes: $4,033.00

20220512-0054339

G-VRES-22-1103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Seward Hills, LLC	new owner	
(NAME)	(NAME)	105-01-3D-001.00-CO
~~1103A 13th Ave S~~ 301 LIONHEART CT		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37212~~ FRANKLIN TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL HSU AND TIFFANY WU KUO, HUSBAND AND WIFE AND MICHELLE HSU, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEWARD HILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common the area, as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at 1103 13th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170524-0051864 and being shown on Plat attached thereto as Exhibit "B" to said Declaration, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Hsu, Tiffany Wu Kuo, husband and wife Michelle Hsu by Quitclaim deed from Adrian Lam, unmarried of record in Instrument No. 20181120-0114303 Register's Office for Davidson County, Tennessee, dated November 17, 2018 and recorded on November 20, 2018.

Being the same property conveyed to Michael Hsu, Tiffany Wu Kuo, husband and wife and Michelle Hsu, a married woman, and Adrian Lam, unmarried by Quitclaim deed from Michael Hsu, Tiffany Wu Kuo, husband and wife and Michelle Hsu, a married woman of record in Instrument No. 20180705-0064876 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 05, 2018.

Being the same property conveyed to Michael Hsu, Tiffany Wu Kuo, husband and wife and Michelle Hsu, a married woman, all as tenants in common by Warranty deed from Jason Bockman married of record in Instrument No. 20180626-0061666 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 83, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170524-0051864, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1103A 13th Ave S, Nashville, Tennessee 37212**.

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; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 6th DAY OF MAY, 2022.

Michael Hsu

Tiffany Wu Kuo

Michelle Hsu

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HSU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of May, 2022.

Notary Public
My Commission Expires: 5-22-2022
(SEAL)

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY WU KUO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of May, 2022.

Notary Public
My Commission Expires: 5-22-2022
(SEAL)

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE HSU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 of May, 2022.

Notary Public
My Commission Expires: 5-22-2022
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 4th, 2022, before me, Stephanie Rose De La Rocha, Notary Public,

personally appeared Michael Hsu, Tiffany Wu Kuo, and Michelle Hsu,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

STEPHANIE ROSE DE LA ROCHA
Notary Public - California
Los Angeles County
Commission # 2243241
My Comm. Expires May 22, 2022

(Notary Seal)

♦ADDITIONAL OPTIONAL INFORMATION♦

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Addition information)

CAPACITY CLAIMED BY THE SIGNER

- □ Individual(s)
- □ Corporate Officer _____ (Title)
- □ Partner(s)
- □ Attorney-in-Fact
- □ Trustee(s)
- □ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County Information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgement.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgement is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of the document signer(s) who personally appeared at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.