Karen Johnson Davidson County
Batch# 873632 DEEDWARR
06/17/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,466.75
20220617-0069587

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-05-262
Parcel ID: 131 02 1E 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Payton Gao and Xiaoyu Gao 4100 Kimbark Drive Nashville, TN 37215	NEW OWNER	Map/Parcel 131 02 1E 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Heller and Olivia Heller, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Payton Gao and Xiaoyu Gao**, ("Grantee") all of right, title and interest in and to that certain real property known as 4100 Kimbark Dr, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4102 Kimbark Drive Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4102 Kimbark Drive Cottages, a Horizontal Property Regime, of record in Instrument No. 20180525-0050492, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Daniel Heller and Olivia Heller, husband and wife, by Warranty Deed from Volunteer Builders, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20190530-0051321, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019 and recorded on May 30, 2019.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of June, 2022.

Daniel Heller

Olivia Heller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Daniel Heller and Olivia Heller, 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 10th day of June, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Rutherford

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,477,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of June, 2022

Notary Public
My commission expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Jennifer Harris, 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 6.10.2022 (date of document).

Affiant Signature

6.10.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY