THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3787
Parcel ID: 173-04-0A-058.00

Karen Johnson Davidson County
Batch# 885437 DEEDWARR
07/07/2022 12:10:57 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20220707-0078489

Property Address:
5020 West Oak Highland Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

# Warranty Deed

**Send Tax Statements To:**
Shiowchuen Liu
5020 West Oak Highland Dr
Antioch TN 37013

**Address of New Owner:**
Shiowchuen Liu
5020 West Oak Highland Dr
Antioch, TN 37013

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **HUI IL RA and SON MIN RA, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SHIOWCHUEN LIU, a widow**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Phase 1 of Oak Highlands, of record in Book 6900, pages 432-435, Register's Office for said County.

Said Lot No. 58 fronts 61.58 feet on the northerly margin of West Oak Highland Drive and extends back 110.0 feet on the westerly line and 137.47 feet on the easterly line to a dead line in the rear, measuring 74.76 feet thereon.

Being the same property conveyed to HUI IL RA and SON MIN RA, husband and wife by Deed dated July 29, 1988 from KEN LOKEY HOMES, INC., recorded August 4, 1988, in Book 7619, Page 170, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5020 West Oak Highland Drive, Antioch, TN 37013.

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND WE DO COVENANT** with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 432-435, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7189, page 379, Register's Office for Davidson County, Tennessee.

4. Quitclaim Deed to Homeowner's Association as contained in Book 7473, page 697, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowner's Association of record in Book 8765, page 100, Register's Office

for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354 and Instrument No. 20020725-0089130, Register's Office for Davidson County, Tennessee.

**AND WE DO FURTHER COVENANT** and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this 6 day of July, 2022.

HUI IL RA

SON MIN RA

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named HUI IL RA and SON MIN RA, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 6 day of July, 2022.

Notary Public

My Commission Expires: 7/1/23

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $415,000.00.

Affiant

**SWORN TO** and subscribed before me on this 6 day of July, 2022.

Notary Public

My Commission Expires: 7/1/23

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY