WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-233722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/23/24

(AFFIX SEAL)

LARRY MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaio Felipe Constantino	NEW OWNER	
(NAME)	(NAME)	
270 Tampa Drive #H6		133-16-0A-090.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GE LIU, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAIO FELIPE CONSTANTINO, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit H-6, Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6400, Page 801; Book 9397, Page 814; and Book 11509, Page 965, Instrument No. 20070926-0114999; and Instrument Number 20180606-0054269, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium of record in Book 8400, Page 839, as set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Ying Liu, married by Warranty deed from Leland D. Watts, married of record in Instrument No. 20160520-0050592 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 20, 2016.

Being the same property conveyed to Wei Huang and Qianlu Ying, husband and wife by Quitclaim deed from Ying Liu of record in Instrument No. 20190326-0027278 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 26, 2019.

Being the same property conveyed to Ge Liu, a married woman by Quitclaim deed from Wei Huang and Qianlu Ying, husband and wife of record in Instrument No. 20190827-0086426 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 27, 2019.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Karen Johnson Davidson County
Batch# 1054455 DEEDWARR
09/27/2023 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $475.45
20230927-0075748

unimproved
This is improved x property, known as 270 Tampa Drive #H6, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25 day of September, 2023

Ge Liu

GE LIU

STATE OF GEORGIA
COUNTY OF Cobb

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

Witness my hand and official seal this 25 day of September, 2023.

Commission expires: Feb, 10, 2026

Notary Public

DARLISHA OWENS
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 10, 2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 9/25/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 9/25/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

