Karen Johnson Davidson County
Batch# 1078819 DEEDWARR
12/05/2023 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20231205-0094061

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me this 30th day of November, 2023.

Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Yixing Liu 351 HUNTINGTON RIDGE DR NASHVILLE, TN 37211	MORTGAGE INVESTORS GROUP 8320 EASTWALKER SPRINGS LN STE 200 KNOXVILLE, TN 37923	161-11-0A-009-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Nigel B. Knop, a single man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Yixing Liu, an unmarried person,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 9 on the Plan of Huntington Ridge Townhouses, (erroneously shown as Hunting Ridge Townhouse on prior deed) of record in Plat Book 4675 Page 9, 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 Nigel B. Knop, a single man, by deed from Nancy Kristine Knop, a married woman of record in Instrument No. 20190522-0048477, Register's Office for Davidson County, Tennessee, and dated May 22, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Huntington Ridge Townhomes of record in Book 4675 Page 9 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 4729, Page 687 and amended in Book 4889 Page 905, Book 5394 Page 243 Book 7423 Page 762 in the official records of the Davidson County Register of Deeds.

4. Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729 Page 683 Register's Office for Davidson County, Tennessee.

This property is improved property known as 351 Huntington Ridge Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 30th day of November, 2023.

Nigel B. Knop

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2023, before me personally appeared Nigel B. Knop, 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 30th day of November, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 30, 2023** (date of document).

Affiant Signature

December 5, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 5th day of December, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25