Karen Johnson Davidson County
Batch# 1132342 DEEDWARR
05/08/2024 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20240508-0033852

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Logos Realty Closing Services Inc.
1720 West End Ave
Nashville, TN 37203

File No.: 2024040048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shuaiqing Liu	NEW OWNER	
(NAME)	(NAME)	
932 33rd Avenue N		092-05-0-330.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTEEN THOUSAND AND NO/100 Dollars ($418,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CHRISTIAN C. BENNERMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHUAIQING LIU, HEREINAFTER CALLED THE GRANTEE, 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 Lot(s) 2, as shown on the map entitled Midway Subdivision, of record in Book 4595, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHRISTIAN C. BENNERMAN, by deed from U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR CSMC 2007-5, of record in Instrument No. 20140903-0080436, dated August 29, 2014, said Register's Office.

This is and has always been investment property for the Grantor.

unimproved ☐
This is improved ☒ property, known as 932 33rd Avenue N, Nashville, TN 37209
(House No.) (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.

Executed by my hand this the 6th Day of May, 2024.

Christian C. Bennerman

STATE OF Tennessee

County OF Davidson

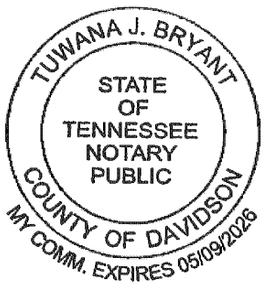
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Christian C. Bennerman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th Day of May, 2024.

Notary Public

My Commission Expires: 05-09-2026

(SEAL)



Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 6th, 2024.

Affiant Signature

5/6/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY