RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-23646-24

Karen Johnson Davidson County
Batch# 1176250 DEEDWARR
09/03/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20240903-0067462

WARRANTY DEED

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of Aug, 2024

NOTARY PUBLIC

My commission expires: 5/9/26

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Paul 829 Long Hunter Court, Nashville, TN 37217	Same address as new owner	135-08-0A-829-00-CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars ($ 200,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Yu Liu and Chen Zhang, husband and wife,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Ruth Paul, unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 829, on the plan of Tract #19, Site Plan, Nashboro Village, of record in plan of record in Book 5200 Page 80 a Horizontal Property Regime, established by the Master Deed of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owner.

Being the same property conveyed to Yu Liu and Chen Zhang, husband and wife, from Rodney S. French by Warranty Deed dated March 24, 2017 and recorded March 27, 2017 in Instrument #20170327-0029692, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 829 Long Hunter Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of August, 2024

GRANTOR(S)

Yu Liu

Chen Zhang

STATE OF New York
COUNTY OF Monroe

Personally appeared before me, a Notary Public, Yu Liu and Chen Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of August, 2024

PETER FOUNTAIN
Notary Public, State of New York
No. 01FO6386962
Qualified in Monroe County
Commission Expires 02/04/2027

Notary Public

Peter Fountain
Printed Notary Name

My commission expires: 2.4.2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Aug 23 2024 (date of document)

Regina Sullo

Affiant Signature

September 3, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3 day of September, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

