Warranty Deed

Karen Johnson Davidson County
Batch# 1248527 DEEDWARR
03/20/2025 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250320-0020452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2025.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gorgiz Yacoub	Veterans United Home Loans	161-11-0A-009.00-CO
351 Huntington Ridge Drive	1400 Forum Blvd, Suite 18	
Nashville, TN 37211	Columbia, MO 65203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **YIXING LIU, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GORGIZ YACOUB, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 Nancy Kristine Knop by Warranty deed from Leland D. Watts, married of record in Instrument No. 20120509-0040176 Register's Office for Davidson County, Tennessee, dated April 30, 2012 and recorded on May 09, 2012.

Being the same property conveyed to Nigel B. Knop, a single man by Warranty deed from Nancy Kristine Knop, a married woman of record in Instrument No. 20190522-0048477 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 22, 2019.

Being the same property conveyed to Yixing Liu, an unmarried person by Warranty Deed from Nigel B. Knop, a single man of record in Instrument No. 20231205-0094061 Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 05, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 351 Huntington Ridge Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of March, 2025.

Yixing Liu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Yixing Liu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2025.

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 March 6, 2025.

Signature
March 6, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 6, 2025

Notary's Signature

My Commission Expires: 4-13-25

