RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-35601-25

Karen Johnson Davidson County
Batch# 1364937 DEEDWARR
01/05/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20260105-0000084

**WARRANTY DEED**

J KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of Dec 2025.

NOTARY PUBLIC

My commission expires: 9-5-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| LIDIA FITSUM and SENAY CHERNET<br>3001 Hamilton Church Rd<br>Antioch, TN 37013 unit 113 | Same address as new owner | 163-04-0A-113-00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($255,000.00) 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, **MINGJIE LIU, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LIDIA FITSUM AND SENAY CHERNET**, 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:

Land in Davidson County, Tennessee, being Unit 113 of Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20050701-0075731, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mingjie Liu, unmarried, from Valentin Vinca, a single man, by Warranty Deed dated August 25, 2021, and recorded August 30, 2021, in Instrument Number 20210830-0116815, 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 improved property, known as: 3001 Hamilton Church Road, Unit 113, Antioch, TN 37013.

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 29th day of December, 2025

GRANTOR(S)

Mingjie Liu by Zongbin Chen Attorney-in-Fac

Mingjie Liu by Zongbin Chen, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Zongbin Chen to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Mingjie Liu and acknowledged that he executed the same as the free act and deed of the said Mingjie Liu.

WITNESS my hand and seal, this the 29th day of Dec. 2025.

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: Sept 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

## Certificate of Authenticity

I, Holly A Mason, 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 12/31/25.

Affiant Signature

12/31/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of Dec., 2025

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28