RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 1U-A

WARRANTY DEED

Karen Johnson
Batch # 1465082
08/28/2026 09:55 AM
Fees: $13.00 Taxes: $1,628.00

Davidson County
DEEDWARR
2 pgs

20260828-0079913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ying Liu	Same as New Owner	
(NAME)	(NAME)	
320 Paragon Mills Rd		133-12-0-053.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DANILO GALINDO AND FATIMA TABORA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YING LIU, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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 No 115, as shown on the map entitled Windsor Park, of record in Book 3600, page 64, amended in Book 4019, page 709, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chit Htwe by Warranty Deed from Nawas Hussein and Mahdi Salman Hussein of record in Instrument No. 20180817-0081552 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 17, 2018.

The said Chit Htwe deceased on February 22, 2023, leaving her heir-at-law as follows, as evidenced by affidavits of heirship recorded as Document No. 20250730-0060096, Register's Office for Davidson County, Tennessee, Julio Alberto Pais, Heir-At-Law

Being the same property conveyed to Danilo Galindo and Fatima Tabora, Husband and Wife by Warranty Deed from Julio Alberto Pais, Heir-at-Law of Chit Htwe, deceased of record in Instrument No. 20250730-0060097 Register's Office for Davidson County, Tennessee, dated July 21, 2025 and recorded on July 30, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-1124

unimproved
This is improved x property, known as 320 Paragon Mills Rd, Nashville, TN 37211
(House Number) (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.

Witness my hand this 27th day of August, 2026

DANILO GALINDO

FATIMA TABORA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danilo Galindo and Fatima Tabora, the bargainors, 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 official seal this 27th day of August, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2026-1124