WARRANTY DEED

Karen Johnson Davidson County
Batch # 1481163 DEEDWARR
10/07/2026 11:19:25 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20261007-0092191

BG-C-26-65-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF ~~SEPTEMBER~~ October, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-30
(AFFIX SEAL)

S. CHAPEL DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. 01/22/2030 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Liu and Sabrina Liu	**New Owner**	
(NAME)	(NAME)	**093-11-0H-039.00-CO**
4967 Stone Ridge Dr		
(ADDRESS)	(ADDRESS)	
Chino Hills, CA 91709		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVAN SEIVERS AND EMILY SEIVERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN LIU AND SABRINA LIU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain unit being known and designated as Unit No. 412 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (A Horizontal Regime), of record in Instrument No. 20200123-0008592 as amended in Instrument No. 20211001-0132086 and Instrument No. 20211208-0162784, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration

Being the same property conveyed to Evan Seivers and Emily Seivers, husband and wife by Warranty Deed from Tomasz Wosiak and Laura Magdalena Wosiak, husband and wife of record in Instrument No. 20220622-0070862 Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 22, 2022.

This conveyance is subject to:
- Taxes for the year 2027 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 360, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200123-0008592 and Instrument No. 20211001-0132086 and First Amendment to Declaration, record in Instrument No. 20211208-0162784 and Instrument No. 20240229-0014013, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Muse Owners Association, Inc of record in Instrument Number 20200123-0008589, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20200127-0009426, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200414-0038843, in the Register's Office for Davidson County, Tennessee.
- Rutledge Hill Redevelopment Plan recorded in Book 7084, page 983, in the Register's Office of Davidson County, Tennessee.
- Facade Guidelines recorded in Book 7631, page 606, in the Register's Office of Davidson County, Tennessee.
- Ordinance No. 097-755 recorded in Book 10512, page 464, Ordinance No. 097-754 recorded in Book 10512, page 477, Ordinance No. BL2013-377 recorded in Instrument No. 20130903-0092714 and Ordinance No. BL2005-875 recorded in Instrument No. 20130903-0092716, in the Register's Office of Davidson County, Tennessee.
- Easement retained in Metro Council Ordinance No. BL2015-1621.
- Grant of Easement of record in Instrument Number 20210802-0103594, in the Register's Office for Davidson County, Tennessee.

- Subject to all matters as shown on survey prepared by Brian M. Reifschneider, Blue Ridge Surveying Services, dated December 29, 2018.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **65 Lindsley Avenue Unit 412, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25 DAY OF SEPTEMBER, 2026.

Evan Seivers

Emily Seivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of September, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

My Commission Expires:
May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212