WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 248631 **DEEDWARR**
06/26/2019 09:42:22 AM 2 pgs
Fees: $13.00 Taxes: $930.55

20190626-0061816

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Wang and Vivien Wang 2720 Nolensville Pike, Ste 200A Nashville, TN 37211	New Owner	161-07-0-131

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tyne Enterprises, LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John Wang and Vivien Wang, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the plan of SECTION ONE MCMURRAY WOODS ADDITION, as shown on plat of record in Book 4675, Pages 6 and 7, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tyne Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Carletta Jennings, a married person, dated 05/30/2014, of record in Instrument 201406020046881, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5189 Hilson Road, Nashville, TN 37211

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/our hand(s) this the 25th day of June, 2019.

Tyne Enterprises, LLC

BY: _____, secretary

McLean T. Stinson, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared McLean T. Stinson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of Tyne Enterprises, LLC , the within named bargainor, a limited liability company, and that he as such Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said McLean T. Stinson as such Secretary.

Witness my hand and official seal, this the 25th of June, 2019.

_____

Notary Public

My Commission Expires: 10/3/21

(SEAL)

