WARRANTY DEED

Karen Johnson Davidson County
Batch# 314134 DEEDWARR
11/12/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20191112-0116257

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 05/09/2023
(AFFIX SEAL)

SONYA C. STARNES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nashville Now Investments, LLC		105 07 0 281.00
(NAME) 7502 Aubrey Ridge Dr.	(NAME) Same	
(ADDRESS) Fairview TN 37062	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **U-Lead International, LLC, a Tennessee Limited Liability Company,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville Now Investments, LLC, a Tennessee Limited Liability Company**, 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 the remaining westerly 75 feet of Lot Number 6 (after the conveyance of the westerly 10 feet of Lot Number 6 described in Book 5602, page 12, to Danny R. McFarlin et ux) on the subdivision of the Moore Tract of record in Book 137, page 91, Register's Office of Davidson County, Tennessee, said remaining 75 feet of Lot Number 6 fronts 75 feet on the northerly side of Moore Avenue and runs back between parallel lines 148.25 feet to an alley.

Being the same property conveyed to U - Lead International, LLC, a Tennessee limited liability company by Warranty Deed from Willie Mae Montgomery, unmarried dated August 27, 2018 and recorded August 31, 2018 as Instrument No. 20180831-0086720, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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unimproved ☒

This is improved ☐ property, known as 520 Moore Ave, Nashville, TN 37203

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 our hands this 24th day of October, 2019.

U-Lead International, LLC
A Tennessee Limited Liability Company

BY: Lin Zhang
Lin Zhang
Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lin Zhang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of U-Lead International, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Member.

Witness my hand and official seal, this the 24th of October, 2019.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

File Number: HLT-1910911SSO

True Copy Certification

I, Beth Thomas, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Sonya Starnes, a notary public for this County and State, Beth Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/9/2023
Notary' Seal (if on paper)

