Karen Johnson Davidson County
Batch# 359534 DEEDWARR
02/18/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20200218-0017838

Warranty Deed

MAKEYSHA SORENSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,099,000.00. Affiant Subscribed and sworn to before me, this the 14th day of February, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DSH Properties, LLC	New Owner	117074J00200CO
3419A Hopkins Street		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LIEN PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DSH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 3419 Hopkins Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20171004-0101796, and First Amendment of record in Instrument No. 20191112-0116540, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Joshua Lien by Warranty deed from Stephen W. Franklin, married of record in Instrument No. 20060911-0112039 Register's Office for Davidson County, Tennessee, dated August 08, 2006 and recorded on September 11, 2006.

Being a portion of the same property conveyed to Woodbury Homes, LLC by Quitclaim deed from Joshua Lien, unmarried of record in Instrument No. 20070306-0027722 Register's Office for Davidson County, Tennessee, dated March 01, 2007 and recorded on March 06, 2007.

Being a portion of the same property conveyed to Wei-Ling Tsai, married by Quitclaim deed from Woodbury Homes, LLC of record in Instrument No. 20071011-0121189 Register's Office for Davidson County, Tennessee, dated October 11, 2007 and recorded on October 11, 2007.

Being a portion of the same property conveyed to Joshua Lien by Quitclaim deed from Wei-Ling Tsai of record in Instrument No. 20110426-0031658 Register's Office for Davidson County, Tennessee, dated March 22, 2011 and recorded on April 26, 2011.

Being a portion of the same property conveyed to Lien Property Management LLC by Quitclaim deed from Joshua Lien a.k.a. Josua Lien of record in Instrument No. 20120927-0088196 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on September 27, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3419A Hopkins Street, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of February, 2020.

Lien Property Management, LLC, a Tennessee Limited Liability Company

By: _____
Name: Joshua Lien
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Lien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Lien Property Management, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of February, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)