Karen Johnson Davidson County
Batch# 371058 DEEDWARRSP
03/11/2020 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,921.00
20200311-0027343

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35300-01-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,330,000.00. Affiant Subscribed and sworn to before me this 6th day of March, 2020. Notary Public My Commission Expires:

GEORGE E. WINTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edna Street, GP PO Box 128466 Nashville, TN 37212	Edna Street, GP PO Box 128466 Nashville, TN 37212	Map and Parcel No.: 092 13 0 064 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lloyd Huang ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Edna Street, GP, a Tennessee general partnership ("Grantee"), its successors, heirs and assigns, all of Grantor's right, title and interest in that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto (the "Property").

The Property is conveyed subject to the matters set forth on Exhibit A attached hereto and incorporated herein by reference.

This is improved property located at 3507 Charlotte Avenue, Nashville, Tennessee 37209, and is not the marital residence of Grantor.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants and binds himself, his heirs and assigns to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2020.

Lloyd Huang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lloyd Huang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~PUT IN~~ HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2020.

Notary Public
My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in the 19th Civil District of Davidson County, Tennessee, being Lot No. 3, on the Property Plat Combining both Lots of the Vilvarajah Property Lots 3 and 4, Block 2, of the Charlotte Pike Second Addition, of record in Instrument No. 20070612-0070314, Register's Office for Davidson County, Tennessee, which is amended to the Original Plat of record in Plat Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Lloyd Huang by deed dated April 18, 2011 from Visuvalingam Vilvarajah of record in Instrument No. 20110420-0030447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2020 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee. Map/Parcel No. 092 13 0 064 00

2. All matters appearing on the Plan of record as Instrument No. 20070612-0070314, amending Plat Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

3. Rights or claims of parties in possession.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the above referenced real estate.

Certificate of Authenticity

I, Venikka Branch, do hereby make oath that I am a licensed attorney and/or the 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 appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021