Name and Address of New Owner:
Sarah Enoch and Austin Bolen
5806 Vine Ridge Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10309008900

Karen Johnson Davidson County
Batch# 461774 DEEDWARR
08/21/2020 11:19:57 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20200821-0094600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luxury Club, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Shepherd Enoch, an unmarried woman and Jeffrey Austin Bolen, an unmarried man, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Hillwood Estate, Section Six of record in plat Book 2133, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 93 fronts 150 feet on the Northwesterly margin of Vine Ridge Drive and extends back 191.9 feet on Southwesterly line and 199.1 feet on the Northeasterly line to a broken line in the rear, measuring 150.44 feet thereon.

Being the same property conveyed to Luxury Club, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC dated 2/27/2018 and filed of record in Instrument No. 20180307-0021500, in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Qintian Wang, a single person by Quitclaim Deed from Luxury Club LLC, Qintian Wang, Member, dated February 14, 2019, of record in Instrument No. 20190214-0013969, Register's Office, Davidson County, Tennessee. Being the same property conveyed to Luxury Club LLC, a Tennessee limited liability company by Quitclaim Deed of record in * This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

*Instrument No. 20200821-0094599

Improved property known as: 5806 Vine Ridge Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2020.

Luxury Club LLC, a Tennessee Limited Liability Company

By:_____
Qintian Wang, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public, of the state and county mentioned, personally appeared Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Luxury Club, the within named bargainor, a Limited Liability Company, and that such Qintian Wang as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN , this 3rd day of August, 2020.

_____
Notary Signature

Printed Name: Greg Fairbetter

My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $570,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
3rd day of August, 2020.

_____
Notary Public
My commission expires:_____
File No. 20-1305

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024