WARRANTY DEED

Karen Johnson Davidson County
Batch# 627533 DEEDWARR
05/03/2021 01:26:51 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20210503-0059099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF April 2021

Notary Public

MY COMMISSION EXPIRES: 3-28-2022

STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jiang Properties Tennessee LLC	NEW OWNER	
(NAME)	(NAME)	07009021700
2304 E & F Lloyd Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LUXURY CLUB, LLC, A TENNESSEE LIMTED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIANG PROPERTIES TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Units 1 & 2 of Homes at 2304 E & F Lloyd Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2304 E & F Lloyd Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210309-0030685, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2304 E & F Lloyd Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No.20210309-0030685, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Luxury Club, LLC, by Quitclaim Deed from Home Capital, LLC, of record in Instrument No. 20210212-0020401, Register's Office of Davidson County, Tennessee, recorded February 12, 2021.

Being a portion of the same property conveyed to Home Capital, LLC, a Tennessee limited liability company, By Successor Trustee's Deed from Joshua Hankins, Successor Trustee, recorded on the 17th day of April, 2020 of record in Instrument No. 20200417-0040422, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Happy Homes, LLC by Warranty Deed from Christina Stanfill, Jeania Stanfill and Selina Sims (aka Selina Stanfill), as heirs-at-law of Marty Stanfill, of record in Instrument No. 20190624-0060826, dated May 15, 2019 and recorded June 24, 2019.

Being part of the same property conveyed to Marty W. Stanfill, a married man by Warranty Deed from Jillian W. Etherington, being one and the same and Jillian Etherington Aka Jillian Etherington Possehl and husband, Terrance Possehl, of record in Instrument No. 20091021-0097461, dated October 8, 2009 and recorded October 21, 2009. Marty W. Stanfill having since died intestate January 1, 2014; Affidavit of Heirship of record in Instrument No. 20190621-0060340, dated May 17, 2019 and recorded June 21, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2304 E & F Lloyd Avenue, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29th day of April, 2021

LUXURY CLUB, LLC

BY: QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Qintian Wang, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Members of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal this 29th day of April, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public