Warranty Deed

Karen Johnson Davidson County Batch# 634072 DEEDWARR 05/12/2021 10:32:30 AM 3 pgs Fees: $18.00 Taxes: $2,200.39 20210512-0063882	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $594,700.00. Affiant Subscribed and sworn to before me this the 7th day of May, 2021. Notary Public My commission expires July 9, 2022

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:
Zonghui Xie Zhuo Yun Xie	New Owner(s)	081-16-0O-007.00-CO
1008 Scovel Street		
Nashville, TN 37208		

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, **LR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZONGHUI XIE, A MARRIED MAN, AND ZHUO YUN XIE, A MARRIED MAN**, 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 in Davidson County, Tennessee, being Unit No. 7, on the Plan of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, of record in Exhibit 'B' in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170601-0054368 and corrected in Instrument No. 20171012-0104601, and First Amendment in Instrument No. 20180626-0061478, and further amended in Instrument No. 20181130-0117111. in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description or the property.

Being a portion of the same property conveyed to Fifteenth Avenue Baptist Church by Warranty deed from Kathy Leslie of record in Book 9924, page 396, Register's Office for Davidson County, Tennessee, dated January 17, 1996 and recorded on January 17, 1996.

Being a portion of the same property conveyed to Fifteenth Avenue Beptist Church by Warranty deed from Carl Enoch Jones, married of record in Book 11139, page 268, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on July 24, 1999.

Being a portion of the same property conveyed to Cottingham Developments, LLC, Limited Liability Company by Warranty deed from Cottage Partners LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170515-0047907 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on May 15, 2017.

Being a portion of the same property conveyed to Cottingham Developments, LLC by Special Warranty deed from Deborah F. Brandon, a single individual of record in Instrument No. 20180501-0040923 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on May 1, 2018.

Being a portion of the same property conveyed to LR Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Cottingham Developments, LLC, a Tennessee limited liability company of record in Instrument No. 20181227-0125567 Register's Office for Davidson County, Tennessee, dated Dcember 17, 2018 and recorded on December 27, 2018.

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 1008 Scovel Street, Nashville, TN 37208, 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 7th day of May, 2021.

LR Holdings LLC, a Tennessee Limited Liability Company

By: _____
Michael Young, Authorized Member

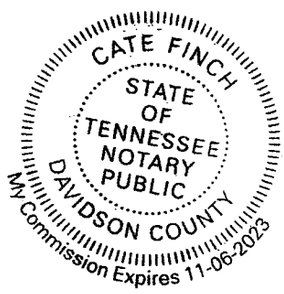
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Young, 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 LR Holdings 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 7th day of May, 2021.

_____
Notary Public

My Commission Expires: 11-6-2023



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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