Karen Johnson Davidson County
Batch# 644120 DEEDWARR
05/26/2021 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210526-0071122

Warranty Deed

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2021.

Notary Public

My commission expires: May 9, 2023

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:
Zhuo Yun Xie BiLian Xie	New Owner(s)	081-16-0-O-003.00-CO
1016 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 **ZHUO YUN XIE AND BILIAN XIE**,* 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:

* husband and wife,

Land in Davidson County, Tennessee, being Unit No. 3 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 Second Amendment in Instrument No. 20181130-0117111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Fifteenth Avenue Baptist Church, Inc., by deeds of record in Book 11139, Page 268, and Book 9924, Page 396, and Book 9926, Page 200, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by Warranty deed from Fifteenth Avenue Baptist Church, Inc. of record in Instrument No. 20170515-0047843 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 Development LLC 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 17, 2017 and recorded on May 15, 2017.

Being a portion of the same property conveyed to Cottingham Development LLC, a Tennessee limited liability company by Quitclaim deed from Cottingham Development LLC, a Tennessee limited liability company of record in Instrument No. 20170523-0051261 Register's Office for Davidson County, Tennessee, dated May 23, 2017 and recorded on May 23, 2017.

Being a portion of the same property conveyed to LR Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from Cottingham Development, LLC a Tennessee limited liability company of record in Instrument No. 20181227-0125567 Register's Office for Davidson County, Tennessee, dated December 26, 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 1016 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 24th day of May, 2021.

LR Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Derek Lisle, 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 Derek Lisle, 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 24th day of May, 2021.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3/3/25

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY