BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 675486 DEEDWARR
07/13/2021 10:08:11 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00

20210713-0093845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,350,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Frances Khalili and Maisam Khalili	New Owner	
(NAME) 714 Hillwood Blvd.	(NAME)	103 09 0 107.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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 LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCES KHALILI AND MAISAM KHALILI, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 273, Hillwood Subdivision, Section I, as shown on plat of record in Plat Book 3700, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Luxury Club, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Qintian Wang, of record in Instrument No. 20200518-0051383, in the Register's Office of Davidson County, Tennessee, dated May 12, 2020 and recorded on May 18, 2020.

Being the same property conveyed to Qintian Wang, a single person, by Quit Claim Deed from Luxury Club LLC, of record in Instrument No. 20191104-0113523, in the Register's Office of Davidson County, Tennessee, dated November 04, 2019 and recorded on November 04, 2019.

Being the same property conveyed to Luxury Club LLC, by Warranty Deed from Elizabeth Jane Jordan, of record in Instrument No. 20171219-0129132, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017 and recorded on December 19, 2017.

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 714 Hillwood Blvd., Nashville, TN 37205
(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 6th day of July, 2021

LUXURY CLUB, LLC

BY: QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, 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 himself to be Sole Member of Luxury Club, LLC the within named bargainor, a limited liability company and that he as such Sole Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 6th day of July, 2021.

Commission expires:

D. DYLAN PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-3-2022

Notary Public