WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

LR-SB-PP-21-2702A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prestige Provisions, LLC, A Florida Limited Liability Company	**New Owner**	
(NAME) **555 Biltmore Way**	(NAME)	**104-11-0-369.00**
(ADDRESS) **Coral Gables, FL 33134**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUIFANG CHENG, SINGLE AND CONNIE WANG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTIGE PROVISIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 42B on the plan of Stokes and Marshall, Zone Lot Division of Lot 42, of record in Book 332, Page 106 as amended in Book 6200, Page 9, in Register's Office for Davidson County, Tennessee.

Said Lot No. 42B fronts 24.73 feet on the northerly margin of Acklen Avenue and extends back 168.50 feet on the easterly line and 168.5 feet on the westerly line to a dead line in the rear, measuring 25.36 feet thereon.

Being the same property conveyed to Huifang Cheng and Junling Wang by Warranty deed from Helen E. Willis of record in Instrument No. 20010206-011837 Register's Office for Davidson County, Tennessee, dated January 31, 2001 and recorded on February 06, 2001.

Subject property is not now, nor, has it ever been the principle residence of Junling Wang, also known as Connie Wang and/or her spouse, James Wetrmore.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 106 and amended in Book 6200, page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6226, Page 913, as re-recorded in Book 6238, Page 267, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2702 B Acklen Avenue, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 689444 **DEEDWARR**
08/03/2021 12:43:16 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20210803-0104316

Witness my/our hand(s) this the 30th DAY OF JULY, 2021.

Huifang Cheng

Connie Wang by Huifang Cheng, attorney in fact.
Connie Wang
By: Huifang Cheng, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUIFANG CHENG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUIFANG CHENG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who has further acknowledged that she is the attorney in fact for CONNIE WANG and is authorized by CONNIE WANG to execute this instrument on her behalf. Pursuant to Power of Attorney of Record in Instrument No.: _____, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 30th of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212