1

Name and Address of New Owner:
Sheng Yang
9498 Crediton Ct.
Brentwod, TN 37027
Send Tax Bills To:
Sheng Yang
same as above

Karen Johnson Davidson County
Batch# 768711 DEEDWARR
12/07/2021 08:58:39 AM 2 pgs
Fees: $13.00 Taxes: $3,570.50

20211207-0161741

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105013P00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **DC Nashville Real Estate II LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sheng Yang and Wei Ma, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 8, Gulch Row Townhomes, as shown on plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restriction of the Gulch Row Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200117-0006421 and amended in Instrument No. 20211011-0136129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description of said unit.

Being a portion of the property conveyed to T and T Development, LLC, by Warranty Deed from Province Builders, LLC, dated January 7, 2016, of record in Instrument No. 20160114-0004100; and conveyed to T and T Development, LLC, a Tennessee limited liability company, by Warranty Deed from Rochelle Center, a Tennessee non-profit corporation, dated June 15, 2016, of record in Instrument No. 20160617-0061929; and conveyed to T and T Development, LLC, by Quitclaim Deed from Troy Olsen, dated January 25, 2019, of record in Instrument No. 20190207-0011571, Register's Office for Davidson County, Tennessee. See also Warranty Deed from The Heirs of Dicie Lee Turner, a single person, to Troy Olsen, dated June 8, 2017, of record in Instrument No. 20170628-0064870, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to DC Nashville Real Estate II, LLC, by Warranty Deed from T and T Development, LLC, dated February 5, 2019, of record in Instrument No. 20190207-0011916, Register's Office for Davidson County, Tennessee.

This is improved property conveyed to 1037 Southside Ct., #5, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of December, 2021.

DC Nashville Real Estate II LLC, a Limited Liability Company

By:_____
John A Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of DC Nashville Real Estate II LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of DC Nashville Real Estate II LLC, by himself as Authorized Agent.

Witness my hand and seal, at office in davidson county, this 3rd day of December, 2021.

Notary Signature

Printed Name: Regina Sullo

My commission expires:_____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2022

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $965,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary Signature
My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023