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THIS INSTRUMENT WAS PREPARED BY: J. Blake Freeman, Attorney At Law
323 Emery Drive
Nashville, TN 37214-31

Karen Johnson Davidson County
Batch# 801419 DEEDWARR
02/07/2022 01:54:45 PM 2 pgs
Fees: $13.00 Taxes: $1,573.54
20220207-0013952

WARRANTY DEED

NAME OF NEW OWNER(S):
David&Kyle, LLC
7115 Southpoint Pkwy, Ste. 5, #104
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner(s)

Map/Parcel: 14805001100

FOR AND IN 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, I/we, **Wei Xing Guo**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **David&Kyle, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Wei Xing Guo by Warranty Deed from Rosie Dominguez, unmarried, dated July 10, 2009, and filed at Instrument No. 20090721-0068356, Register's Office for Davidson County, Tennessee.

The above described property is investment property and not a marital residence for the Grantor.

THIS conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 3756 Faulkner Drive, Nashville, TN 37211

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 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 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.

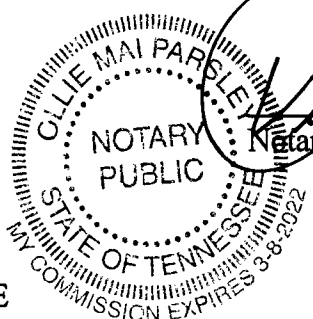
WITNESS my/our hand(s) on this 4th day of February, 2022.

Wei Xing Guo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said Co0unty and State, Wei Xing Guo , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of February, 2022.



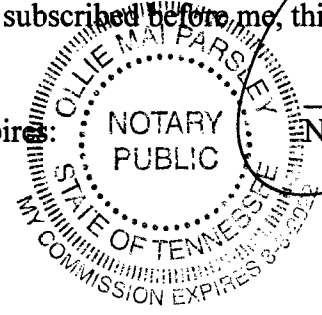
My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,280.00

Affiant

Sworn to and subscribed before me, this 4th day of February, 2022.



My Commission Expires: Notary Public