Karen Johnson Davidson County
Batch# 832120 DEEDQC
03/31/2022 09:05:31 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220331-0037249

THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

X-0490
Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Lien Property Management, LLC
BYT Partners
608 Amberleigh Ct.,
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP-PARCEL
105 06 0 172.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **BYT Partners, a Tennessee general partnership, as to a 50% interest, and Lien Property Management, LLC, a Tennessee limited liability company, as to a 50% interest,** hereinafter collectively called the Grantor, by these presents does transfer and quitclaim unto **Lien Property Management, LLC, a Tennessee limited liability company, as to a 50% interest, and BYT Partners, a Tennessee general partnership, as to a 50% interest** hereinafter collectively called the Grantee, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 7 in the Highland Garden Plan of Lots, as of record in Book 57, Page 118, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Yu-Jen Spencer Wang, Pai-Lun Janey Wang, and Yu-Tien Terry Wang as to a 50% interest, and Lien Property Management, LLC as to a 50% interest, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140218-0013994, said Register's Office. Yu-Jen Spencer Wang, Pai-Lun Janey Wang, and Yu-Tien Terry Wang further conveyed their 50% interest to a general partnership comprised of themselves as sole partners, named BYT Partners, a Tennessee general partnership, by Quitclaim Deed of record in Instrument No. 20211215-0165544, said Register's Office.

This improved real property known as: **763 Lynwood Avenue, Nashville, Tennessee 37203.**

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Grantor in order to establish the list of owners in an order desired by Grantee, with Lien Property Management, LLC shown first, and BYT Partners shown second.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE LEGAL DESCRIPTION ABOVE IS THE SAME AS THE DESCRIPTION CONTAINED IN THE PRIOR DEED REFERENCED HEREIN. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of March, 2022.

BYT Partners, a Tennessee general partnership

By: _____
Yu-Jen Spencer Wang, Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Yu-Jen Spencer 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 a partner of BYT Partners, a Tennessee general partnership, and who further acknowledged that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as partner for the said general partnership.

WITNESS my hand, at office this 24 day of March, 2022.

_____
Notary Public
My Commission Expires: 7-11-2022

(Additional signature pages to follow)

Bradley Ownby
State of Tennessee Notary Public
Williamson County

IN WITNESS WHEREOF, this instrument has been executed this 15th day of March, 2022.

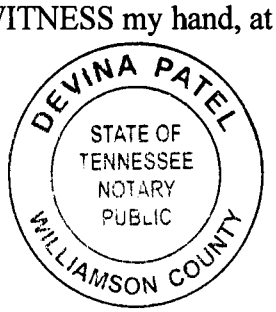
BYT Partners, a Tennessee general partnership

By: _____
Pai-Lun Janey Wang, Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Pai-Lun Janey Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of BYT Partners, a Tennessee general partnership, and who further acknowledged that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as partner for the said general partnership.

WITNESS my hand, at office this 15th day of March, 2022.



My Commission Expires July 29, 2024

_____
Notary Public
My Commission Expires: July 29, 2024

IN WITNESS WHEREOF, this instrument has been executed this 10th day of March, 2022.

BYT Partners, a Tennessee general partnership

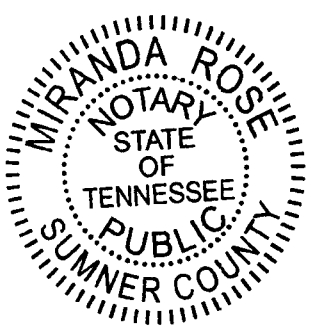
By: _____
Yu-Tien Terry Wang, Partner

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Yu-Tien Terry 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 a partner of BYT Partners, a Tennessee general partnership, and who further acknowledged that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as partner for the said general partnership.

WITNESS my hand, at office this 10th day of March, 2022.

_____
Notary Public
My Commission Expires: 02-25-2025



IN WITNESS WHEREOF, this instrument has been executed this 24th day of March, 2022.

Lien Property Management, LLC,
a Tennessee limited liability company

By: _____
Name: Joshua Lien
Title: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Joshua Wei-Chun Lien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Owner of Lien Property Management, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Owner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Member for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of March, 2022.

_____
Notary Public
My Commission Expires: 7-1-2025

Bradley Ownby
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

_____
Affiant

Subscribed and sworn to before me this 24th day of March, 2022.

_____
Notary Public
My commission expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON