Name and Address of New Owner:
David Wei
4120 Hunting Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 843537 DEEDWARR
04/21/2022 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,116.07
20220421-0046285

Send Tax Bills To:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 086-10-0-065.00

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, **MPES2, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **David Wei, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Chapelwood, Section 2 of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MPES2, LLC by Warranty deed from Treehouse Properties, LLC of record in Instrument No. 20220311-0028744 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 11, 2022.

Being also known as 4120 Hunting Drive, Nashville, Tennessee 37076.

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 13th day of April, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett
William Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this 13th day of April, 2022, before me personally appeared William Russell Bennett, Sole Member of MPES2, LLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand this 13th day of April, 2022.

Notary Signature
My commission expires: Feb. 28th, 2027

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

DANIELLE REATEGUI NOTARY PUBLIC CONNECTICUT
My Commission Expires On 02/28/2027

AFFIDAVIT OF VALUE

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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 $301,640.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

W. Russell Bennett
Affiant

Sworn to and subscribed before me this 13th day of April, 2022.

Notary Public
My commission expires: Feb. 28th, 2027
File No. 2022-1153

DANIELLE REATEGUI
Notary Public, Connecticut
My Commission Expires Feb. 28, 2027

DANIELLE REATEGUI NOTARY PUBLIC CONNECTICUT
My Commission Expires On 02/28/2027

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/13/2022 (date of document).

Affiant Signature

4/14/2022
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 14 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DAKOTA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
My Comm. Expires Sep 08, 2025