GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2022. Notary Public My commission expires: 01-06-25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37

Karen Johnson Davidson County
Batch# 844467 **DEEDWARR**
04/25/2022 10:05:06 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20220425-0047154

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeffery Huang and Debbie Huang		**071-115-0-S-002.00-CO**
~~1305B Lischey Ave~~ 1500 Madison Ave Unit A	New Owner	
~~Nashville, TN 37207~~ Austin, TX 78757		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development, LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeffery Huang and Debbie Huang, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Lischey Homes A Horizontal Property Regime with Private Elements of record as Instrument No. 20210309-0030964, and Corrective Amendment recorded in Instrument No. 20210527-0071944 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Brian Gainous, married by Warranty deed from Troy Lee Lamb and Tanya Denise Buck, f/k/a Tanya Denise Lamb, as Beneficiaries and Successor Trustees of Geneva Thompson, as Trustee for the Use and Benefit of Troy Lee Lamb and Tanya Denise Buck, f/k/a Tanya Denise Lamb of record in Instrument No. 20180130-0009340 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018 and Notary Certificate of Correction recorded on February 09, 2018 in Instrument No. 20180209-0013184.

Being a portion of the same property conveyed to Kent Basile, unmarried by Warranty deed from Brian Gainous, married of record in Instrument No. 20200529-0055741 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 29, 2020.

Being a portion of the same property conveyed to Top R and A Development, LLC by Warranty deed from Kent Basile, unmarried of record in Instrument No. 20200925-0110650 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 25, 2020.

This is improved property known as **1305B Lischey Ave., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20 day of April, 2022.

Top R and A Development, LLC

_____ _____

Reginald McKeever, Sole Member

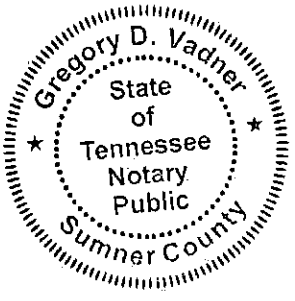
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Top R and A Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that himself as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 20 day of April, 2022.

_____
Notary Public
My Commission Expires: 4-17-23

SolomonParks File No. 22-000764-526



SP 11/2015