16292

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

* Adel Ali Hauter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adel Ali Hauter	NEW Owner	161130a00200co
(NAME)	(NAME)	
P.O.Box 1931		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 848903 **DEEDWARR**
05/02/2022 09:16:24 AM 2 pgs
Fees: $13.00 Taxes: $10,730.00

20220502-0050433

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **HYJ, LLC, a Tennessee limited liability company,** formerly known as HYJ, Inc. hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adel Ali Hauter,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Building No. 2 of Edmondson Corner Shoppes, a horizontal property regime-created by Master Deed and Bylaws of record in instrument No. 20030904-0128528, Register's Office for Davidson County, Tennessee, and as shown on the Plan attached to said Mater Deed as Exhibit "B," to which reference is herby made, and the applicable rights and interest in the Common Areas as set out in said Master Deed.

Being the same property conveyed to HYJ, Inc., by deed of record in Instrument No. 20160822-0087622, Register's Office for Davidson County, Tennessee. HYJ, Inc. now known as HYJ, LLC.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5515 Edmondson Pike 114-121, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 land 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 hands this 29th day of April, 2022.

HYJ, LLC

member

By: He Jin, Member

Member

By: Jinglan Jin, Member

member

By: Guoyan Jin, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, He Jin, Jinglan Jin and Guoyan Jin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of HYJ, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and seal this 29th day of April, 2022.

Notary Public
My Commission Expires:

File No.: 16292

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
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