Karen Johnson Davidson County
Batch# 886488 DEEDWARR
07/08/2022 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,362.73
20220708-0079012

Name and Address of New Owner:
David Wei and
817 A Brooks Avenue
Nashville, TN 37115

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: 043-05-0-052.00

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 does hereby sell, give, transfer and convey unto **David Wei, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 5 through 1/2 of 8, "Block A" of Crestview Estates of record in Plat Book 5190, Page 579, 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, a Tennessee limited liability company by Warranty deed from Rebuilt Realty, LLC, a Kentucky limited liability company of record in Instrument No. 20220324-0034022 Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 24, 2022.

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 24th day of June, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

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

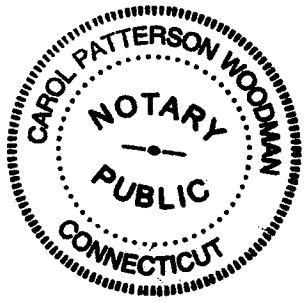
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

On this 24th day of June, 2022, before me personally appeared W. Russell Bennett, Sole Member of MPES2, LLC, a Tennessee Limited Liability Company, 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 on behalf of MPES2, LLC, a Tennessee Limited Liability Company.

Witness my hand this 24th day of June, 2022.

Carol P. Woodman
Notary Signature
My commission expires: 2/28/26

CAROL P. WOODMAN
Notary Public, Connecticut
My Commission Expires Feb. 28, 2026



AFFIDAVIT OF VALUE

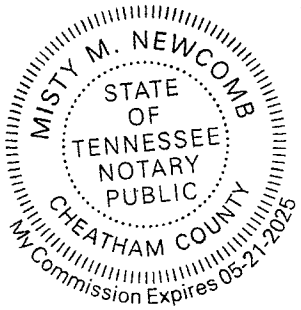
STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $368,306.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of June, 2022.

Notary Public
My commission expires:_____
File No. 2022-1185



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 6/24/2022 (date of document).

Affiant Signature

7/8/22
Date

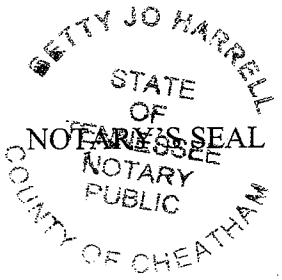
State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 8 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 09/17/2023



NOTARY'S SEAL