Name and Address of New Owner:
David Wei
8 Tree Top Terrace
Greenwich, CT 06831

Karen Johnson Davidson County
Batch# 886511 DEEDWARR
07/08/2022 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,204.44
20220708-0079030

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: 074-04-0-107.00

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,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Revised Plan of Lots 130, 131, 132, 141, 142, 144, Reserved Parcel "C" and a Tract Marked "Hermitage Swimming Club Inc", as shown on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 5210, Page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to MPES2, LLC, a Tennessee Limited Liability Company by Warranty deed from Brandon Markley, a married man of record in Instrument No. 20220407-0040359 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on April 07, 2022.

Being also known as 701 Linden Green Drive, Hermitage, 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 7th day of July, 2022.

MPES2, LLC, a Tennessee Limited Liability Company

By: W. Russell Bennett

W. Russell Bennett, Sole Member

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

Before me, a Notary Public of the state and county mentioned, personally appeared W. Russell Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of MPES2, LLC, the within named bargainor, a Limited Liability Company, and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand this 7th day of July, 2022.

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

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

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

AFFIDAVIT OF VALUE

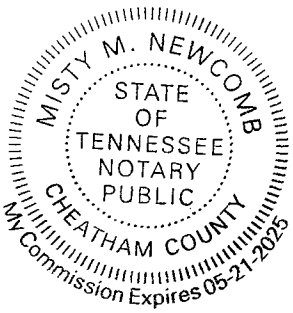
STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $325,523.00, 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 7th day of July, 2022.

Notary Public
My commission expires:_____



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 7/7/2022 (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

BETTY JO HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF CHEATHAM

NOTARY'S SEAL