WARRANTY DEED

I hereby make oath that the actual consideration for the transfer is $60,000.00, which consideration is based upon a fair and voluntary sale.

Name of Affiant

Sworn to and subscribed before me, this the 31st day of August, 2022.

Notary Public

My Commission expires:

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Karen Johnson Davidson County
Batch# 920724 DEEDWARR
09/23/2022 10:31:11 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20220923-0105769

THIS INSTRUMENT PREPARED BY:
THE BASKIN FIRM, PLLC
1612 WESTGATE CIRCLE, STE 117
BRENTWOOD, TN 37027

Name & Address of New Owners:	Map-Parcel Numbers:	Send Tax Bills To:
Wong & Ying, LLC 1308 Sweetwater Dr Brentwood, TN 37027	147030A09500CO	Wong & Ying, LLC 1308 Sweetwater Dr Brentwood, TN 37027

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JING YE** (the "Grantor"), by and through her power of attorney, Qianlu Ying, having this day bargained and sold, and by these presents does hereby quitclaim and convey unto **WONG & YING, LLC**, a Tennessee Limited Liability Company (the "Grantee"), real estate located in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit H-1, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee. Together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.**
>
> **This being improved property commonly known as 441 Harding Place, Unit H-1, Nashville, TN 37211**
>
> **Being the same property conveyed to Jing Ye by quitclaim deed from John Wang, of record in the Register's Office for Davidson County, Tennessee and bearing instrument number 20190827-0086425.**

This conveyance is made subject to a lien filed by Harding Place Condominium Association, Inc., of record in the Register's Office for Davidson County, Tennessee and bearing instrument number 20210312-0033117.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors and assigns in fee simple forever. The Grantor does hereby covenant with Grantee that she is lawfully seized in fee of the

aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered (with exception to the aforementioned lien), and that the title and quiet possession thereto she will warrant and forever defend againt the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed and effective as of the 31st day of August, 2022.

GRANTOR:

Jing Ye, *by David Steine as Power of Attorney*

STATE OF TENNESSEEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Steine, known to be the person who executed the foregoing instrument as Attorney-in-Fact on behalf of Jing Ye, the Grantor, and acknowledged that he executed the same as the free act and deed of the said Jing Ye for the purposes therein contained.

Witness my hand and seal at office in Brentwood TN this the 31st day of August, 2022.

ROBIN J. GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

NOTARY PUBLIC

My Commission Expires: _____