WARRANTY DEED

Karen Johnson Davidson County
Batch# 933723 DEEDWARR
10/26/2022 09:36:43 AM 2 pgs
Fees: $13.00 Taxes: $8,417.50

20221026-0115855

File No.: RES-22-3918-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/13/24 (AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alejandro Cedeno and Arielle Grace Ikahn Cedeno	New owners	117 13 0P 002.00 CO
(NAME)	(NAME)	
3918 B Caylor Drive Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **V SQUARE NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALEJANDRO CEDENO AND ARIELLE GRACE IKAHN CEDENO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 3918 Caylor Drive, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20201113-0133896, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to V Square Nashville, LLC, a Tennessee limited liability company, from Todd S. Schlamp, unmarried, by Warranty Deed dated August 7, 2020, recorded August 10, 2020, in Instrument No. 20200810-0088788, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3918 B Caylor Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 24th day of October, 2022

V Square Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Xiao Hui Ye, President

STATE OF New Hampshire

COUNTY OF Strafford

Before me, personally appeared Xiao Hui Ye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of V Square Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Xiao Hui Ye as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, this 24 day of October, 2022.

_____
Notary Signature
My commission expires: 9-21-2027

SHERREA L. THERRIEN
Notary Public - New Hampshire
My Commission Expires Sep 21, 2027