Karen Johnson Davidson County
Batch# 963333 DEEDWARR
01/23/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230123-0005033

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-19136-RC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2023.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bo Ding 5228 Lickton Pike Goodlettsville, TN 37072	Bo Ding 3108 Trevor Street Nashville, TN 37209	023-00-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **D4 Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bo Ding, unmarried**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point South 88 degrees East 71.64 poles from a black walnut tree which is located 1/2 pole East of the Southwest corner of a 30 acre tract upon which Mr. E.M. Galbreath formerly resided; thence North 1 degrees 50 minutes East, 24.04 poles to a poplar tree; thence South 77 degrees East 28 poles to a locust tree; thence South 87 degrees East 43.50 poles to a point in the center of Licktori Pike in the said Galbreath South line; thence running South in the center of Lickton Pike with Lickton Pike to the beginning, containing 10 acres, more or less.

Being all of the property conveyed to D4 Properties, LLC, a Tennessee Limited Liability Company, by deed from T. Jeffrey Killingsworth and wife, Lisa L. Killingsworth, of record in Instrument No. 20210517- 0066271, Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 17, 2021.

This is ☒ improved or ☐ unimproved property located at: **5228 Lickton Pike, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2023.

GRANTOR:

D4 Properties LLC, a Tennessee Limited Liability Company

By: _____
Kasey Dedo, Member

By: _____
Andrew G. Dedo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Kasey Dedo, Member and Andrew G. Dedo,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the **Member of D4 Properties LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of January, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Holly A. Mason, 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 January 19, 2023.

Affiant Signature

1/23/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026