WARRANTY DEED

Karen Johnson Davidson County
Batch# 966489 DEEDWARR
02/02/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230202-0007781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF Jan, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Ballard	New Owner	
(NAME)	(NAME)	092 02 0 193.00
2609 Alameda St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHAN SUN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE BALLARD, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being part of Lot No. 113 on Block 6 of Heffernan Place, as of record in Book 161, Page 138, Register's Office for said County, and being more fully described as follows, to-wit:

Beginning at a point in the Southerly Margin of Alameda Street, at the Northwest corner of the property condemned by the State of Tennessee, a certified copy of the decree of condemnation being of record in Book 4261, Page 941, said Register's Office; thence with the margin of said Street, Easterly 42.32 feet to the Northeasterly corner of Lot No. 113; thence with the Easterly line of said lot, Southerly 140 feet to a point in the Northerly margin of an alley; thence with the alley Westerly 50 feet to the common Southerly corner of Lots Nos. 113 and 114; thence with the line between said lots, Northerly 130.01 feet to the Southerly corner of the property taken by the State of Tennessee above referred to; thence North 29 degrees 13 minutes 43 seconds West along the Southwesterly boundary of said property, 12.50 feet to the point of beginning.

Being the same property conveyed to Shan Sun, by Warranty Deed from Hensley Group LLC, of record in Instrument No. 20211018-0139335, in the Register's Office of Davidson County, Tennessee, dated October 13, 2021 and recorded on October 18, 2021.

Property is not the marital residence for the Grantor.

Home Capital, LLC, joins in to convey any interest and/or rights that Home Capital, LLC, has in said property as recorded in Land Co-Ownership agreement Instrument No. 20211203-0160773 in Register of Deeds in Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2609 Alameda St., Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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 hand this 30th day of January, 2023

Shan Sun, by Liran Kong Attorney in fact

SHAN SUN , BY:LIRAN KONG, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Liran Kong, to me known to be the person who executed the foregoing instrument on behalf of Shan Sun and acknowledged that he/she executed the same as the free act and deed of Shan Sun

Witness my hand and official seal this 30th day of January, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Witness my hand this 30th day of January, 2023

HOME CAPITAL, LLC

QINTIAN WANG, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Qintian Wang with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Home Capital , LLC the within named bargainor, a limited liability company and that he as such the 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 and official seal this 30th day of January, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 Jan 30, 2023.

Affiant Signature

Feb 2, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Feb 2, 2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON