Karen Johnson Davidson County
Batch# 977461 DEEDWARR
03/06/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230306-0015964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/19/23
(AFFIX SEAL)

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JUNE 19, 2023

JM-VRE-23-2403B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NSD Management, GP	**NEW OWNER**	
(NAME)	(NAME)	**092-03-0E-003.00-CO**
PO Box 100		
(ADDRESS)	(ADDRESS)	
Eads, TN 38028		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KEVIN HUANG, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NSD MANAGEMENT, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit C, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200128-0100107 and Scriveners Affidavit of record at Instrument No. 20200129-0010709, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Huang, an unmarried man by Warranty deed from Jefferson St Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210716-0095960 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 16, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200128-0010107, Scrivner's Affidavit 20200129-0100709, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200128-0010106, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4128, Page 206, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2403 B Jefferson St (Legal Unit C), Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 1st DAY OF MARCH, 2023.

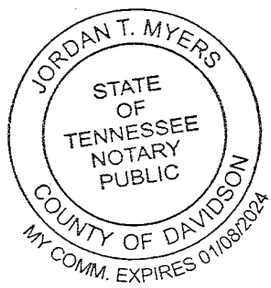
Kevin Huang
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN HUANG, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN HUANG.

Witness my hand and official seal, this the 1st of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 3/01/2023 (date of document).

Affiant Signature

3/06/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024