WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035598 DEEDWARR
08/07/2023 03 11 18 PM 2 pgs
Fees $13 00 Taxes $2,497 50

20230807-0061139

BS-HBG-23-2217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Heng Q. Lin	**New Owners**	
(NAME)	(NAME)	**070-09-0-086 00**
1813 Beech Ave., Unit 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENG Q. LIN, MARRIED, AND HOCK S. CHONG, MARRIED,** 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 located in Davidson County, Tennessee, being the East part of Lot No 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J E Curtis lands at Bordeaux, Tennessee, described as follows

Beginning at an intersection of the center line of Curtis Avenue and the north line of Terrace Avenue, thence with the margin of Terrace Avenue, South 7 degrees 30 Minutes West, 189 feet, thence Northwardly 140 feet, more or less, to the center of Curtis Avenue, thence with said Avenue, South 58 degrees 50 minutes East, 128 feet to the beginning

Being the same property conveyed to HBG Holdings, LLC by Warranty Deed from Roger C Smith of record in Instrument No 20210910-0121850 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on September 10, 2021

Being the same property conveyed to Curtis Street SPV, LLC, a Tennessee limited liability company by Quitclaim Deed from HBG Holdings, LLC of record in Instrument No 20220225-0021766 Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on February 25, 2022

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2217 Summitt Ave, Nashville, Tennessee 37218**

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 3rd DAY OF AUGUST, 2023

Curtis Street SPV, LLC, a Tennessee Limited Liability Company

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 3rd of August, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

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