Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-3289

Karen Johnson Davidson County
Batch# 1038451 DEEDWARR
08/15/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20230815-0063599

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of August, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cheng Yao Zhu and Jin Weng 710 Rosslare Circle Brentwood, TN 37027	New Owner	092-15-0A-404.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

B & B Management Services LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheng Yao Zhu and Jin Weng, husband and wife

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, being Unit No. 404 of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Property Regime with respect to Elliston Place Quarters, of record in Book 6657, Page 72, Register's Office for Davidson County, Tennessee, and modified in Book 7232, Page 259, said Register's Office, together with a 1/48th undivided interest in the common elements as described in said Master Deed.

Being the same property conveyed to B and B Management Services, LLC, a Tennessee Limited Liability Company (erronously referred to as B and B Managment Services, LLC, a Tennessee Limited Liability Company) by Warranty deed from Katsuhiko Watanabe of record in Instrument No. 20171117-0118242 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2325 Elliston Place, Unit 404, Nashville, TN 37203
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 so 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.

Dated this the 15th day of August, 2023.

B&B Management Services LLC, a Tennessee Limited Liability Company

By: The Lee Family Trust dated December 21, 1999, Member

By: Monika K Lee
Monika K. Lee, Trustee

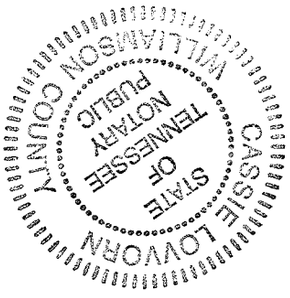
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared, Monika K. Lee, Trustee of The Lee Family Trust dated December 21, 1999, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Lee Family Trust dated December 21, 1999, the Member of B&B Management Services LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such Monika K. Lee, Trustee of The Lee Family Trust dated December 21, 1999, Member of B&B Management Services LLC, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as its Trustee.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of August, 2023.

Notary Public

My Commission Expires: 2/17/27



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 8/15/23.

Affiant Signature – Joshua A. Terry

8/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27