WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045835 **DEEDWARR**
09/05/2023 10 27 14 AM 2 pgs
Fees $13 00 Taxes $3,141 30

20230905-0069228

G-KW-23-2016B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 6-8-27

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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)
Xiaofan Fei and Yuqian Dong	**MLD Mortgage DBA The Money Store**	
(NAME)	(NAME)	**092110G00100CO**
375 W. Olympic Pl	**30B Vreeland Rd**	
(ADDRESS)	(ADDRESS)	
Seattle, WA 98119	**Florham, NJ 07932**	
(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, **JAC INVESTMENT LLC, 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 **XIAOFAN FEI AND YUQIAN DONG, 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 in Davidson County, Tennessee, being Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for TwoThousandSixteen Clifton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210429-0057699, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to JAC Investment, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from JAC Investment Homes, LLC, a Tennessee Limited Liability Company dated November 26, 2021 and filed December 1, 2021 of record in Instrument No 20211201-0158877, Register's Office for Davidson County, Tennsseee
Being the same property conveyed to JAC Investment Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20210429-0057698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210429-0057699, Register's Office for Davidson County, Tennessee.
- Easement for Public Right of Way of record in Instrument Number 20210819-0112087, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Detached Structure of record in Instrument Number 20210729-0102308, Instrument No. 20210729-0102309, Instrument No. 20221019-0114184 and Instrument No 20221019-0114185, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 39, 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: **2016 B Clifton Ave, Nashville, Tennessee 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 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 31st DAY OF AUGUST, 2023.

JAC Investment LLC

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 JAC INVESTMENT LLC 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 31st of August, 2023

_____
Notary Public
My Commission Expires. _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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