WARRANTY DEED

Karen Johnson Davidson County
Batch# 1050246 DEEDWARR
09/15/2023 09.40 29 AM 2 pgs
Fees $13 00 Taxes $19,511 47

20230915-0072383

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: RES-23-225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,273,370 90

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michelle Liu and Linfu Zhang	New Owner	129 03 0 004.00
(NAME)	(NAME)	
225 Robin Hill Rd. Nashville, TN 37205	Same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **BUILD NASHVILLE DB2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHELLE LIU**, _____, **AND LINFU ZHANG**, wife and husband hereinafter called the Grantee(s), their heirs 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 Lot No 46 on the Plan of Section I, West Meade Farms, Inc., as of record in Book 1424, Page 47, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference· Said Lot 46 fronts 279.7 feet on the northwesterly side of Robin Hill Road and runs back 379 8 feet on the southwesterly line, and 383 6 feet on the northeasterly line, which is a broken line, to a dead line, measuring 215 8 feet thereon, containing 2.3 acres, more or less

Being the same property conveyed to Build Nashville DB2, LLC, a Tennessee limited liability company, from Robin Hill Estates, LLC, a Tennessee limited liability company, by Warranty Deed dated December 21, 2021, recorded December 29, 2021, in Instrument No 20211229-0171046, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations

This is **improved** property, known as 225 Robin Hill Road, Nashville, TN 37205
(House Number) (Street) (City or Town) (State) (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 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 14th day of September, 2023

Build Nashville DB2, LLC, a Tennessee Limited Liability Company

By _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lillian Turman of the state and county mentioned, personally appeared Adam G LaFevor, Authorized Agent of Build Nashville DB2, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Build Nashville DB2, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Build Nashville DB2, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville Tennessee this 14th day of September, 2023.

_____
Notary Signature

Printed Name: Lillian Turman

My commission expires 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp 10/2/2023
COUNTY OF DAVIDSON

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171