Karen Johnson Davidson County
Batch# 1072174 DEEDWARR
11/15/2023 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20231115-0089071

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHARLES D LIGHTSEY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Smiley Aesthetics Holdco, LLC	New Owner	Parcel ID: 091 15 0 245.00
(NAME) 7058 Charlotte Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jing Guang Zheng and wife, Ying Zheng**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Smiley Aesthetics Holdco, LLC, a Tennessee Limited Liability Company**, 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 Lot No. 813, of Block 113, on the Plan of West Nashville, No. 1 of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jing Guang Zheng and wife, Ying Zheng, by Warranty Deed from Joseph Kitchell and wife, Louise Kitchell, dated January 3, 2006 and recorded January 4, 2006 in Instrument No. 20060104-0001006, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4912 Charlotte Avenue, Nashville, TN 37209

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 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.

Witness our hands this 13th day of November, 2023

Jing Guang Zheng

Ying Zheng

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jing Guang Zheng and wife, Ying Zheng, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 13, 2023

Tori Cole
Affiant Signature

Date: 11/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 15, 2023

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

