WARRANTY DEED

LI-H23337

ANGELA HYDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 29th DAY OF December, 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/21/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kangkang Li and Lang Liu, husband and wife	SAME	87-10-A-216
839 Regimental Drive		
Hermitage, TN 37076		

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, I/we, TULKUN YULDASHEV, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KANGKANG LI AND LANG LIU, HUSBAND AND WIFE, 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. 216 on the Plan of final Plat of The Reserve at Aarons Cress, Phase 2, Section 2, of record in Plat at Instrument No. 20200828-0097748, 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 Tulkun Yuldashev, unmarried by deed from Grandview Custom Homes, LLC of record in Instrument No. 202105130064387, recorded on 05/13/2021, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 839 Regimental Drive, Hermitage, Tennessee 37076 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Karen Johnson Davidson County
Batch# 1087244 DEEDWARR
01/02/2024 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20240102-0000100

Witness my/our hand(s) this 29th day of December, 2023 :

Tulkun Yuldashev

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named TULKUN YULDASHEV, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of December, 2023.

Angela Hyde
Notary Public

My Commission Expires: 10/21/24

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 12/29/2023 (date of document).

Affiant Signature

1/02/2024
Date

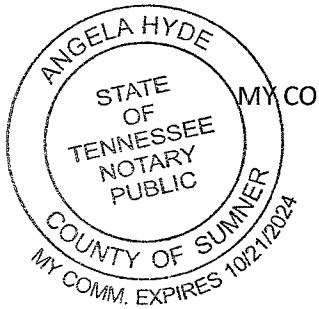
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of January, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: