Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: B-ELAM-24-1508

Karen Johnson Davidson County
Batch # 1116509 DEEDWARR
03/28/2024 02:30:36 PM 2 pgs
Fees: $13.00 Taxes: $2,423.13
20240328-0021732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$654,900.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 27TH DAY OF MARCH, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03/16/26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2652

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Andrew Cone and Ashley Cone 1508 Forrest Oaks Place Nashville, TN 37221	New Owner	155-07-0A-008.00CO

For and in consideration of the sum of Six Hundred Fifty-Four Thousand Nine Hundred And 0/100 ($654,900.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

LUXURY CLUB, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

ANDREW J. CONE AND ASHLEY CONE, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No.10, Revision One to Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision, as of record in Book 7900, page 696, as revised in Book 9700, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BRING the same property conveyed to Luxury Club, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sandie Hauxhurst fka Sandie Johnston, unmarried, dated August 15, 2023, and recorded August 17, 2023 in Instrument No. 20230817-0064379,Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to Sandie Johnston, unmarried, by Warranty Deed from Deborah D. Dover, unmarried, dated January 31, 2008 and recorded February 7, 2008 in Instrument No. 20080207-0012738, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1508 Forrest Oaks Place, Nashville, TN 37221.

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/or 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/or 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/my hand on the 27th day of March, 2024.

Luxury Club, LLC, a Tennessee limited liability company

Qintian Wang, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Qintian Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Luxury Club, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Luxury Club, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 27th day of March, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY