Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
3 Dog Properties Knoxville, LLC
849 Vibe Place
Nashville, TN 37216

Send Tax Bills To:
4640 Delta Springs Lane
Franklin, TN 37064

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-06-3H-036-00

Karen Johnson
Batch # 1122174
04/12/2024 10:12:52 AM
Fees: $13.00 Taxes: $2,886.00

Davidson County
DEEDWARR
2 pgs

20240412-0026102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Xiaoshan Zhao, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **3 Dog Properties Knoxville, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as followsL

Being all of Unit 36 of Vibe, a planned unit development, as shown on exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066773, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Xiaoshan Zhao, married, by Warranty Deed dated October 31, 2019 from HV Urban, a Tennessee Partnership, recorded November 1, 2019 in Instrument No. 20191101-0112466 in the Register's Office.

Grantor is married, however subject property is not now, nor has it ever been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of April, 2024.

Xiaoshan Zhao (SEAL)
Xiaoshan Zhao

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

On this 3rd day of April, 2024, before me personally appeared Xiaoshan Zhao, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of April, 2024.

Notary Signature
My commission expires: MICHAEL J O'SULLIVAN MY COMMISSION EXPIRES 2/15/30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $780,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M. Alexis Brannan
(Affiant)

Sworn to and subscribed before me this 3rd day of April, 2024.

Notary Public
My commission expires:
File No. 2024-6766-RS

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026