WARRANTY DEED

Karen Johnson Davidson County
Batch# 1131602 DEEDWARR
05/06/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20240506-0033185

G-KW-24-2016A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLYNG PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Xiaofan Fei and Yuqian Dong	Xiofan Fei and Yuqian Dong	
(NAME)	(NAME)	**092-11-0G-002.00-CO**
2016 A Clifton Ave	375 W. Olympic Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Seattle, WA 98119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JUSTIN G. MITCHELL AND WIFE, BEATRICE H. MITCHELL AND JAC INVESTMENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **XIAOFAN FEI AND YUQIAN DONG, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit B as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for TwoThousandSixteen Clifton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210429-0057699, 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 a portion of the same property conveyed to JAC Investment Homes, LLC., a Tennessee Limited Liability Company by Warranty deed from Spruce St. Baptist Church of record in Instrument No. 20210429-0057698 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 29, 2021.

Being the same property conveyed to JAC Investment Homes, LLC., a Tennessee Limited Liability Company, with a 50% undivided interest and Justin G. Mitchell and wife, Beatrice H. Mitchell, with a 50% undivided interest by Quitclaim deed from JAC Investment Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20211201-0158878 Register's Office for Davidson County, Tennessee, dated November 26, 2021 and recorded on December 1, 2021.

"*THE INTENT OF THIS DEED IS TO SELL, TRANSFER, AND CONVEY THE SUBJECT PROPERTY IN THE WINDING UP OF THE LLC PURSUANT TO TCA § 48-245-501, AND ANY OTHER SIMILAR STATUTE; JAMES A CROCKETT II, HEREBY JOINS IN THE CONVEYANCE IN HIS/HER/THEIR INDIVIDUAL CAPACITY TO RELINQUISH ANY AND ALL RIGHTS HE/SHE/THEY MAY HAVE BY VIRTUE OF TCA § 48-236-103 AND § 48-245-1101."

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210429-0057699, Register's Office for Davidson County, Tennessee.
- Easement for Public Right of Way of record in Instrument Number 20210819-0112087, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20210729-0102308, Instrument No. 20210729-0102309, Instrument No. 20221019-0114184 and Instrument No. 20221019-0114185, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 39, Book 161, Page 174 and Book L, Page 363, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2016 A Clifton Ave, Nashville, Tennessee 37203**.

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 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 the 3rd DAY OF MAY, 2024.

Justin G. Mitchell by John Gleaves,
Attorney in Fact

Beatrice H. Mitchell by John Gleaves,
Attorney in Fact

JAC Investment Homes, LLC

BY: _____
John Gleaves
Authorized Agent

James A. Crockett II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUSTIN G. MITCHELL AND BEATRICE H. MITCHELL, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN G. MITCHELL AND BEATRICE H. MITCHELL.

Witness my hand and official seal, this the 3rd of May, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JAC INVESTMENT HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of May, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. CROCKETT II, the within named bargainor, 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, this the 3rd of May, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025