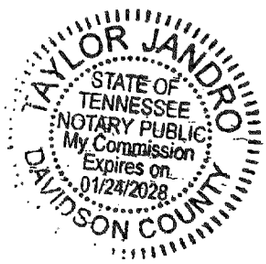
Karen Johnson Davidson County
Batch# 1141322 DEEDWARR
05/31/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20240531-0040667

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION EIGHT HUNDRED THOUSAND AND 00/100 (1,800,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
The 3707B Woodmont Blvd Trust (NAME)	**NEW OWNER** (NAME)	**116 08 4F 002.00**
3707B Woodmont Boulevard Nashville, TN 37215 (ADDRESS)	**PO Box 121859 Nashville, TN 37212** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 31st day of May, 2024, the undersigned, **LIEN PROPERTY MANAGEMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **THE 3707B WOODMONT BLVD TRUST DATED MARCH 21, 2024,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3707B WOODMONT BOULEVARD, NASHVILLE, TN 37215** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 3707 Woodmont Blvd., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3707 Woodmont Blvd., a Horizontal Property Regime, of record in Instrument No. 20210405-0044135, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Lien Property Management LLC, by Quitclaim Deed from Joshua Lien, of record in Instrument No. 20120927-0088195, in the Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on September 27, 2012.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 31st day of May, 2024.

GRANTOR: Lien Property Management LLC
By: Joshua Lien, Member, by David Lien, his/her Attorney-In-Fact

Joshua Lien by David Lien

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Lien Property Management LLC**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number **20240529-0039906**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Lien Property Management LLC the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 31st day of May, 2024.

Notary Public _____ My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Lien Property Management LLC
By: Hsiang-Yun Lin, Member, by David Lien, his/her Attorney-In-Fact

Hsiang-Yun Lin by David Lien

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Lien Property Management LLC**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number **20240529-0039905**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Lien Property Management LLC the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 31st day of May, 2024.

Notary Public _____ My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 31, 2024.

Affiant Signature

5/31/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of May, 2024.

Notary Public

Notary's Seal:

