Karen Johnson Davidson County
Batch# 1223278 DEEDWARR
01/06/2025 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250106-0000913

WARRANTY DEED	STATE OF TENNESSEE ~~cull~~ DAVIDSON COUNTY OF ~~RUTHERFORD~~ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/03/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 2024-14041-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Yeng Lan Emma Beller and Matthew Verdon Danqing Chen	UNITED WHOLESALE MTG	084 11 0 002.00
2216 Weona Drive	700 SOUTH BLVD, EAST	
Nashville, TN 37214	PONTIAC, MI 48341	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Any Loo Investment Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Verdon Danqing Chen, unmarried man and Yeng Lan Emma Beller, unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 67 on the Map of Maplecrest Subdivision, recorded in Plat Book 1835, pages 27 and 28, as amended in Plat Book 2143, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 55 feet on the northeasterly side of Weona Drive and runs back between lines 301 feet on the southeasterly line to a deed line in the rear on which measures 92 feet.

Being the same property conveyed to Bill Montgomery and Lisa N. Montgomery, husband and wife, by Warranty Deed from Bill Montgomery who acquired Title as William Bridge Montgomery, dated 07/06/2018 and recorded on 07/24/2018 in Instrument #20180724-0072205, Register's Office of Davidson County, Tennessee. Being further conveyed to Any Loo Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from William Montgomery and wife, Lisa Montgomery, dated 07/12/2024 and recorded on 07/26/2024 in Instrument No. 20240726-0056774, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2216 Weona Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 3, 2024.

Any Loo Investment Group LLC, a Tennessee Limited Liability Company

By: Ana Patricia Wilson, member
Ana Patricia Wilson, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Any Loo Investment Group LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained. # ANA PATRICIA WILSON, MEMBER OF

Witness my hand and official seal, this December 3, 2024.

Nicola Estrella
Notary Public

My Commission Expires: August 19, 2028

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2024-14041-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 3. 2024.

Affiant Signature

6th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028