WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232901 DEEDWARR
02/03/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20250203-0007882

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM D. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pine Grove, LLC	Pine Grove, LLC	Parcel ID: 091-06-0-457.00
(NAME) 501A Foundation Court	(NAME) 501A Foundation Court	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ziyan Xue, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pine Grove, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantees, 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. 1322 of Block No. 21, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Ziyan Xue, a single man from Potter Brothers Construction, LLC by Warranty Deed dated November 13, 2017 and recorded on November 16, 2017 in Instrument No. 20171116-0117859, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5413 Louisiana Ave, Nashville, TN 37209

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 30 day of January, 2025.

Ziyan Xue

Ziyan Xue

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ziyan Xue, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

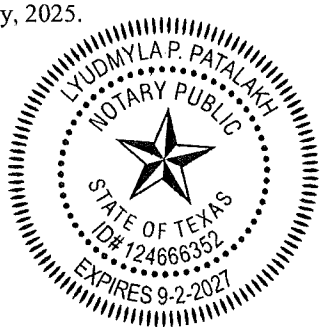
Witness my hand and official seal, this the 30 day of January, 2025.

Lyudmyla P Patalakh

Notary Public

My Commission Expires: 09/02/2027

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

January 30, 2025.

Date

Affiant Signature

February 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON