NEW OWNER:
Zhuoying Zhong
1202 Warner Ct
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-317

MAP & PARCEL
072-06-4P-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1240622 DEEDWARR
02/25/2025 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $499.13
20250225-0013999

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($134,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MOBA LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Zhuoying Zhong, a married woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1113 McGavock Pike Commons, a Horizontal Property Regime, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220802-0087919, 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 MOBA, LLC, a Tennessee limited liability company by Warranty Deed from Brian Van Camp and Karen Van Camp, husband and wife of record in Instrument No. 20220525-0060565 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on May 25, 2022.

This is UNIMPROVED property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 24th day of February, 2025.

MOBA LLC, a ~~Tennessee Limited Liability~~ Company

By: _____

Michael H. Moghadam, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael H. Moghadam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Managing Member** of, **MOBA LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 24th day of February 2025.

_____

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **134,900.00**.

_____

AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2025.

_____

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ___February 25, 2025_____.

Affiant Signature

February 25, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of February, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

