WARRANTY DEED

Karen Johnson
Batch # 1274482
05/19/2025 11 28 28 AM
Fees $13 00 Taxes $6,660 00

Davidson County
DEEDWARR
2 pgs

20250519-0039198

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1 799,999 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MAY, 2025

Tracy Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Edward Qian and Angela Qian	NEW OWNER	
(NAME)	(NAME)	
4104 Nebraska Avenue		103-04-0-356 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NASH ACQUISITIONS, LLC, A TENNESSEE LIMITD LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD TANG QIAN AND ANGELA QIAN, HUSBAND AND WIFE,** 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 the west 12-1/2 feet of Lot No. 68 and the east 37-1/2 feet of Lot No. 67 on the Map of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said parts of said lots adjoin and front together 50 feet on the north side of Nebraska Avenue and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to BAM Ventures, LLC, a Tennessee limited liability company by Warranty Deed from John R. Smith, Executor for the Estate of Nancy J. Gregory, of record as Instrument Number 20230724-0056670, Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 24, 2023.

Being the same property conveyed to Nash Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from BAM Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20230724-0056671 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 24, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4104 Nebraska Avenue, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 15th day of May, 2025

NASH ACQUISITIONS, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Nash Acquisitions, LLC, and that he as such Authorized Agent of Nash Acquisitions, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Nash Acquisitions, LLC

Witness my hand and official seal this 15th day of May, 2025.

Commission expires

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

_____

Notary Public

JW2025-634