File No: 2003584957
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1284721 DEEDWARR
06/16/2025 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $2,664.00
20250616-0046787

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
QINTAIN WANG, 114 FERN AVE, NASHVILLE, TN 37207

Tax Parcel Number: 072 11 0 042.00 AND 072 11 0 043.00

WARRANTY DEED

JIANG PROPERTIES TENNESSEE, LLC and **QE PROPERTIES TENNESSEE, LLC,** ("Grantor"), of 2250 WILMA RUDOLPH BLVD STE F109, CLARKSVILLE, TN 37040, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **QINTAIN WANG**, unmarried, ("Grantee"), whose tax mailing address is 114 FERN AVE, NASHVILLE, TN 37207, the following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BIENG LOT NOS. 12 AND 13 ON THE PLAN OF GLENMEADE SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGE 32, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 12 AND 13 FRONT TOGETHER 100 FEET ON THE WESTERLY SIDE OF GLENMEADE DRIVE AND RUN BACK 176.5 FEET ON THE NORTHERLY LINE OF LOT NO. 12 AND 182.9 FEET ON THE SOUTHERLY LINE OF LOT NO. 13 TO A DEAD LINE I THE REAR MEASURING 100.2 FEET THEREON.

Parcel ID: 072 11 0 042.00 AND 072 11 0 043.00

Property commonly known as: 2913 GLENMEADE DR, NASHVILLE, TN 37216

BEING THE SAME PROPERTY CONVEYED TO JIANG PROPERTIES TENNESSEE, LLC AND QE PROPERTIES TENNESSEE, LLC BY DEED FROM BFH ENTERPRISES, LLC, DATED 09/13/2023, RECORDED 09/19/2023, DEED INSTRUMENT NO. 20230919-0073350, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 6/6, 2025:

JIANG PROPERTIES TENNESSEE, LLC

By: _____
Name: ENGE XING
Its: MANAGER

QE PROPERTIES TENNESSEE, LLC

By: _____
Name: ENGE XING
Its: MANAGER

STATE OF Texas
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **ENGE XING** as MANAGER on behalf of **JIANG PROPERTIES TENNESSEE, LLC** and as MANAGER on behalf of **QE PROPERTIES TENNESSEE, LLC**, personally known to me or has produced TX DL as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of June, 2025.

NILABEN M PATEL
Notary ID #135040872
My Commission Expires
August 13, 2028

Nilaben M Patel
Notary Public

STATE OF Texas
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $720,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 6 day of June, 2025.

Nilaben M Patel
Notary Public

My Commission Expires: 08-13-2028

NILABEN M PATEL
Notary ID #135040872
My Commission Expires
August 13, 2028

SEAL

Tennessee Certification of Electronic Document

I, Nathaniel Babak, 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 06/06/2025 (date of document).

Nat W.BK
Affiant Signature

6-13-2025
Date

State of Pa

County of Allegheny

Sworn to and subscribed before me this 13th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282