BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Karen Johnson
Batch # 1340718
10/31/2025 10 31 12 AM
Fees $13 00 Taxes $1,276 50

Davidson County
DEEDWARR
2 pgs

20251031-0086786

MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE MACON COUNTY My Commission Expires 3/5/2029

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
Taylor STR, GP	NEW OWNER	
(NAME)	(NAME)	148050E002 00
P O Box 121986		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **DOT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR STR, GP, A TENNESSEE GENERAL PARTNERSHIP** 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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 319 MARGO LANE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 319 MARGO LANE HOMES, a Horizontal Property Regime, of record in Instrument No. 20200821-0094569, as Amended in Instrument No. 20210323-0038555, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Ke Qin, a single man and Rachel Taylor, a single woman as tenants in common, by Warranty Deed from Kevin Brown, a married man, of record in Instrument No. 20200617-0063174, in the Register's Office of Davidson County, Tennessee, dated June 04, 2020 and recorded on June 17, 2020.

Being a part of the same property conveyed to Dot Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ke Qin and Rachel Taylor, of record in Instrument No. 20210922-0127637, in the Register's Office of Davidson County, Tennessee, dated September 20, 2021 and recorded on September 22, 2021. Also see Scrivener's Affidavit of recorded in Instrument No. 20230823-0066012, Register's Office of Davidson County, Tennessee.

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 319 Margo Lane, Nashville, TN 37211
(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 30 day of October, 2025

DOT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____
KE QIN, CHIEF MANAGER

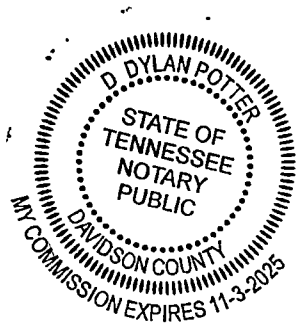
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of DOT Holdings, LLC, a Tennessee limited liability company LLC the within named bargainor, a limited liability company and that he as such the Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager

Witness my hand and official seal this 30 day of October, 2025

Commission expires

_____
Notary Public



MO2025-1270