Karen Johnson Davidson County
Batch# 1360178 DEEDWARR
12/19/2025 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $750.18
20251219-0100957

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH IZQUIERDO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-14-2

PREPARED BY:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

RETURN TO:
Saddle Creek Title
775 Ridge Lake Blvd., Suite 105
Memphis, TN 38120

07-NSH25-10479

Address of New Owner:	Send Tax Bills to:	Tax Information:
Memphis Passive 7 LLC, 2222 Albion Street Nashville, TN 37208	Memphis Passive 7 LLC, 8016 U.S. 70 Memphis, TN 38133	092-03-0-152.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JinLi Four Real Estate LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Memphis Passive 7 LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors 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. 10 on the Map of the Subdivision of the West part of Lot No. 2 on the Subdivision of the Harding Lytle Tract, of record in Book 974, page 52, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot fronts 50 feet on the North side of Albion Street and runs back between parallel lines 166 feet to an alley, running back along the East margin of 23rd Avenue North.

Being the same property conveyed to JINLI Two Real Estate LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210326-0040350 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on March 26, 2021.

Being the same property conveyed to JinLi Four Real Estate, LLC, a Tennessee limited liability company by Quitclaim Deed from Jinli Two Real Estate LLC, a Tennessee limited liability company of record in Instrument No. 20241115-0089267 Register's Office for Davidson County, Tennessee, dated November 14, 2024 and recorded on November 15, 2024.

Map/Parcel 092-03-0-152.00

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

This property is improved property known as: **2222 Albion Street, Nashville, TN 37208**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of December, 2025

JinLi Four Real Estate LLC, a Tennessee limited liability company

BY: Liping Huang
Liping Huang
Member

STATE OF TENNESSEE

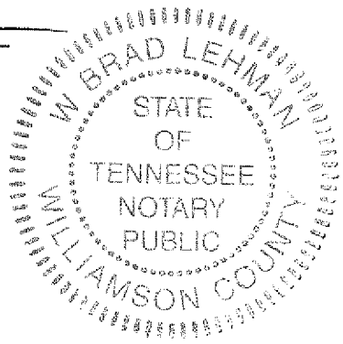
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Liping Huang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Member of JinLi Four Real Estate LLC, a Tennessee limited liability company, a limited liability company, and that he/she is authorized by JinLi Four Real Estate LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Member.

Witness my hand and seal at Franklin, Tennessee, this 5th day of December, 2025..

W. Brad Lehman
Notary Public

My Commission Expires: 08/19/2028



Tennessee Certification of Electronic Document

I, M. Neal Hamm, 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 12/5/25 (date of document).

Affiant Signature

12/5/25
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 5 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/29/27

NOTARY'S SEAL

KAYLA HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202512190100957