RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1362963 DEEDWARR
12/30/2025 12:22:43 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20251230-0103622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

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
Luqin Wang	Same as New Owner	
(NAME)	(NAME)	
186 Melia Loop		081-07-0-402.00
(ADDRESS)	(ADDRESS)	
Mountain View, CA 94043		
(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, **ALCHEMY ACQUISITIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUQIN WANG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** 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, State of Tennessee, being the Northerly 50 feet of Lots 1 and 2 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard property, as of record in Book 161, page 174, Register's Office for said County.

Said Northerly part of Lots 1 and 2 front together 50 feet on the Easterly side of Cephas Avenue and run back between parallel lines 115 feet to an alley.

Being the same property conveyed to Joseph Jackson and wife, Mattie Lee Jackson, by Installment Deed from Phil Cohen and Gilbert Lee Cohen, of record in Book 4404, Page 207, Register's Office for Davidson County, Tennessee, dated March 14, 1970 and recorded on March 17, 1970. Said Joseph Jackson having deceased on or about January 26, 2002, vesting Mattie Lee Jackson as surviving tenant. Said Mattie Lee Jackson having deceased testate on or about November 6, 2018. Probate in Docket No. 20P472, Circuit Court, Probate Division, for Davidson County, Tennessee, naming the heirs as Irvin T. Jackson, Shelly Ann North and Barbara Jean Bailey.

Being the same property conveyed to Alchemy Acquisitions, LLC, a Tennessee limited liability company by Warranty Deed from Barbara Jean Bailey and Shelly Ann North and Irvin T. Jackson of record in Instrument No. 20200904-0101434 Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 04, 2020 and Scrivener's Affidavit recorded on November 03, 2022 of record in Instrument No. 20221103-0118660 Register's Office for 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.

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unimproved
This is improved x property, known as 1804 Cephas St, Nashville, TN 37208
(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 22nd day of December, 2025

ALCHEMY ACQUISITIONS LLC

BY: _____

EDWARD HENLEY, III, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 22nd day of December, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

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