Karen Johnson Davidson County
Batch# 1367947 DEEDWARR
01/09/2026 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20260109-0002223

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25091-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2025.

Notary Public
My Commission Expires: _____

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Henry Xuan Yan Chloe Xinyu Ruan	**New Owner**	116-16-0-097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **LOF, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Henry Xuan Yan and Chloe Xinyu Ruan, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 19, Part 1 – Wallace Subdivision, according to survey and plat of same of record in Plat Book 1424, page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to LOF, a Tennessee Partnership by Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company, dated September 2, 2022, recorded September 8, 2022, of record in Instrument No. 20220908-0100518, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4035 Sneed Road, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2025.

GRANTOR:

LOF, a Tennessee Partnership

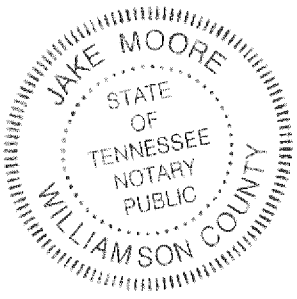
By: Anchor Acquisitions, LLC, its Partner

By:_____
Brian Bandas, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Bandas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of Anchor Acquisitions, LLC, in its capacity as Partner of LOF, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **30th** day of December, 2025.



_____
Notary Public
My Commission expires: 9-21-26

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

