Karen Johnson Davidson County
Batch# 1426450 DEEDWARR
05/28/2026 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20260528-0048484

WARRANTY DEED

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028
(AFFIX SEAL)

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
Enjolina Auerbach and Jeremiah Singleton	New Owners	
(NAME)	(NAME)	
1539 12th Ave N		081-11-0-585.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, YHYS HOSPITALITY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A 50% UNDIVIDED INTEREST AND MM REI HOLDINGS, LLC SERIES K.P.S, A TENNESSEE LIMITED LIABILITY COMPANY AS TO A 50% UNDIVIDED INTEREST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ENJOLINA AUERBACH, AN UNMARRIED WOMAN, AND JEREMIAH SINGLETON, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Being the Southerly half of Lot No. 174, in McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the Town of McGavock, a Plan of which is the record in Book 21, page 41, said Register's Office. Said Southerly half of Lot No. 174 fronts 25 feet on the westerly side of 12th Avenue, North formerly Florence Street, and runs back between parallel line 154 feet to an alley.

Being a portion of the same property conveyed to Robert L. Williams and wife, Claudia E. Williams by Warranty Deed from William D. Hollis of record in Instrument No. 20100730-0059842 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on July 30, 2010.

Claudia E. Williams having since died on or about June 14, 2018.

Being a portion of the same property conveyed to Robert L. Williams, single and Marian D. Greer, single as tenants with rights of survivorship by Warranty Deed from Robert L. Williams of record in Instrument No. 20220505-0052056 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 05, 2022.

Robert L. Williams having since died on or about February 10, 2025.

Being a portion of the same property conveyed to YHYS Hospitality Group, LLC, a Tennessee Limited Liability Company as to a 50% undivided interest and MM REI Holdings, LLC, Series K P.S., a Tennessee Limited Liability Company as to a 50% undivided interest, Tenants in Common by Warranty Deed from Marian D. Greer, single, of record in Instrument No. 202509150073148 Register's Office for Davidson County, Tennessee, dated September 12, 2025 and recorded on September 15, 2025.

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 1539 12th Ave N, 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.

JW2026-354

Witness my hand this 26th day of May, 2026

YHYS HOSPITALITY GROUP, LLC

BY: _____

RUI ZHENG, MEMBER

MM REI HOLDINGS, LLC SERIES K.P.S

BY: _____

SHUAILEI MA, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Rui Zheng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of YHYS Hospitality Group, LLC, and that she as such Member of YHYS Hospitality Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Member of YHYS Hospitality Group, LLC.

Witness my hand and official seal this 26th day of May, 2026.

Commission expires:

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

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Shuailei Ma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Member of MM REI Holdings, LLC Series KPS, and that she as such Member of MM REI Holdings, LLC Series KPS, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Member of MM REI Holdings, LLC Series KPS.

Witness my hand and official seal this 26th day of May, 2026.

Commission expires:

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

_____
Notary Public

JW2026-354

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/2026.

Affiant Signature – Joshua A. Terry

5/28/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON