Karen Johnson Davidson County
Batch# 1434953 DEEDWARRSP
06/17/2026 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $2,811.63
20260617-0054731

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $759,900.00. Subscribed and sworn to before me, this the 15th day of June, 2026. Notary Public My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Dan Liu and Zhi Yang 6039 Sterling Street Nashville, TN 37209	New Owner	091-10-1C-001.00-CO

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GOOD OL' BOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **DAN LIU, AN UNMARRIED PERSON AND ZHI YANG, AN UNMARRIED PERSON, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** ("***Grantees***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 6039 Sterling Street, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 10th day of June, 2026.

GRANTOR:

GOOD OL' BOYS, LLC,
a Tennessee limited liability company

By: _____
Steven Eugene Ford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Eugene Ford, 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 President of Good Ol' Boys, LLC, a Tennessee limited liability company, the within named bargainor, and that he as the President of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand, at office, this 10th day of June, 2026.

April D Wideman
NOTARY PUBLIC

My Commission Expires: 2/17/2030

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 5832 Robertson Avenue (a Horizontal Property Regime with Private Elements), of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220427-0048779, as affected by Scrivener's Affidavit of record at Instrument No. 20220504-0051704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Good Ol' Boys, LLC, a Tennessee limited liability company by General Warranty Deed from Tiffany Robinson, married and Natasha Wright, married, as tenants in common with rights of survivorship of record in Instrument No. 20180130-0009367, in the Register's Office of Davidson County, Tennessee, dated January 18, 2018 and recorded on January 30, 2018.

Further being the same property conveyed to Good Ol' Boys, LLC, a Tennessee limited liability company by Quitclaim Deed from Good Ol' Boys, LLC, a Tennessee limited liability company of record in Instrument No. 20210621-0083314, dated June 17, 2021 and recorded on June 21, 2021.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in Covenants, Conditions and Restrictions of record in Instrument No. 20220427-0048779, and as amended by Scivener's Affidavit of record as Instrument No. 20220504-0051704, Register's Office for Davidson County, Tennessee.

4. Easement as described in that Deed of record in Instrument No. 20180130-0009474, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Right-of-Way of record in Instrument No. 20230113-0003067, Register's Office for Davidson County, Tennessee.

6. Subject to the rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Christian Reynolds, 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 **June 10th, 2026**.

Date

Affiant Signature

06/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **June**, 20**26**.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)