This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6138

Karen Johnson Davidson County
Batch# 362402 DEEDWARR
02/24/2020 12:04:43 PM 2 pgs
Fees: $13.00 Taxes: $1,676.10

20200224-0020192

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $453,000.00

Melissa Jansen
Affiant

Subscribed and sworn to before me this the 19th day of February, 2020

Stephanie Dome
Notary Public
My Commission Expires: 07-05-2021

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hisi-Nien Tan Li-Ching Huang 6624 Christiansted Lane Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	172-10-0B-092.00-C

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 considerations, the receipt of which is hereby acknowledged, I/we, **John E. Boehm and Edith Louise Boehm, Co-Trustees of Boehm Family Revocable Living Trust Agreement, dated June 14, 2012**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hsi Nien Tan and Li-Ching Huang, 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:

Being Lot No. 92 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1 of record in Plat at Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150 and revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John E. Boehm and Edith Louise Boehm, Co-Trustees, Boehm Family Revocable Living Trust Agreement, dated June 14, 2012 by Quitclaim Deed from John E. Boehm and wife, Edith L. Boehm, dated June 14, 2012, recorded July 13, 2012, of record in Instrument No. 20120713-0061801, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6624 Christiansted Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 19th day of February, 2020.

GRANTOR:

John E. Boehm and Edith Louise Boehm, Co-Trustees, Boehm Family Revocable Living Trust Agreement, dated June 14, 2012

By: _____
John E. Boehm, Co-Trustee

By: _____
Edith Louise Boehm, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John E. Boehm and Edith Louise Boehm, 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 they are the Co-Trustees of Boehm Family Revocable Living Trust Agreement, dated June 14, 2012, 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 19th day of February, 2020.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21