BOX 10-A

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

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October 2021.

Notary Public
My Commission Expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 738094 DEEDWARR
10/18/2021 09:45:17 AM 3 pgs
Fees: $18.00 Taxes: $869.50

20211018-0139356

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kwok Kit Tam and Pui Hu Chiang 819 Woodcraft Drive Nashville, TN 37214	9503 Davona Drive San Ramon, CA 94583	Tax Parcel ID No. 108-15-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CALVIN WRIGHT, MARRIED** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **KWOK KIT TAM AND PUI HU CHIANG, HUSBAND AND WIFE** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 188B, as shown on the map entitled Percy Priest Woods, Section 4, Zone Lot Division Lots 181 thru 188, of record in Plat Book 6250, page 357 and amended in Plat book 6900, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CALVIN WRIGHT, UNMARRIED, by deed from LARRY L. LAYMON AND WIFE, ERMA L. LAYMON, of record in Book 10340, page 896, dated January 30, 1997, said Register's Office.

This property is not the primary residence of the Grantor.

This is improved property commonly known as: **819 Woodcraft Dr, Nashville, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 13 day of October, 2021.

CALVIN WRIGHT

STATE OF Texas)
COUNTY OF Fort Bend)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , **CALVIN WRIGHT** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of October, 2021.

STEPHANIE JACOBS
Notary Public, State of Texas
Comm. Expires 07-21-2024
Notary ID 132578913

Notary Public

My Commission Expires: 07-21-2021