Karen Johnson Davidson County
Batch# 850004 DEEDWARR
05/03/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $16,464.96
20220503-0051243

# WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,449,988.00

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023

(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 |
|---|---|---|
| Beverly Jones, Lea Trust u/a/d April 1st, Little | Little Lea Trust | 146-06-0-073.00 |
| (NAME) 907 & 905 Overton Lea Road | (NAME) PO Box 159058 | + 146-06-0-001.00 |
| (ADDRESS) Nashville, TN 37220 | (ADDRESS) Nashville, TN 37215 | |
| (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, WE, **THOMAS J. WANG AND WIFE, LINDA L. WANG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEVERLY JONES, TRUSTEE OF LITTLE LEA TRUST U/A/D APRIL 1ST,2022,** HEREINAFTER CALLED THE GRANTEE, HER SUCCESSORS 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 Lots No. 3A and 3B on the Plan of Final Subdivision Plat of Bennett Subdivision of record in Plat Book 8250, Page 818, 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 Thomas J. Wang and wife, Linda L. Wang, by Warranty Deed from Douglas C. Mathews and Deborah L. Mathews of record in Instrument No. 20130703-0068603, Register's Office for Davidson County, Tennessee.**

**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.**

This is unimproved _ improved x property, known as 907 & 905 Overton Lea Road, Nashville, TN 37220
(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.

Witness my hand this 18th day of April, 2022

Thomas J. Wang, attorney in fact

THOMAS J. WANG

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Linda L. Wang, attorney in fact

LINDA L. WANG

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Thomas J. Wang and Linda L. Wang and acknowledged that he executed the same as the free act and deed of Thomas J. Wang and Linda L. Wang.

Witness my hand and official seal this 18th day of April, 2022.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMM. EXPIRES MARCH 3, 2026

Kathy Snider
Notary Public

**Tennessee Certification of Electronic Document**

I, John L. Bibb, 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 April 18, 2022 (date of document).

Affiant Signature

April 19th, 2022
Date

State of TN

County of Maury

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY