WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,640,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2022. Notary Public MY COMMISSION EXPIRES: 11-6-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 864742 DEEDWARR
05/31/2022 11:21:43 AM 3 pgs
Fees: $18.00 Taxes: $6,068.00

20220531-0062513

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randall Lynn Halcomb and Hongmei Huang, Trustees of The Halcomb-Huang Family Trust dated July 20, 2007	New Owner	131 07 0 174.00
(NAME) 4390 Shys Hill Road	(NAME) Same as owner	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth Ray Durham and Nancy Magnusson Durham, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Randall Lynn Halcomb and Hongmei Huang, Trustees of The Halcomb-Huang Family Trust dated July 20, 2007** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4390 Shys Hill Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 27th day of May, 2022.

GRANTORS:

Kenneth Ray Durham

Kenneth Ray Durham

Nancy Magnusson Durham

Nancy Magnusson Durham

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kenneth Ray Durham and Nancy Magnusson Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 27 day of May, 2022.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Hunter B. Thrasher

Notary Public

My Commission Expires: 10-26-25

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of A Resubdivision of Lot 9, Evergreen of record In Plat Book 6050, Page 395, and Surveyor's Certificate of Correction in Book 7856, Page 582, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Ray Durham, by Quitclaim Deed from Kenneth R. Durham and wife, Nancy Magnusson Durham, of record in Instrument No. 20140128-0007771, in the Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 28, 2014.

Being the same property conveyed to Kenneth Ray Durham and wife, Nancy Magnusson Durham, as tenants by the entirety, by Quitclaim Deed from Kenneth Ray Durham, of record in Instrument No. 20210122-0009476, in the Register's Office for Davidson County, Tennessee, dated January 18, 2021 and recorded on January 22, 2021.