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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230143273** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $730,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this .<br><br>Notary Public<br>My Commission Expires: 07-06-26 |

KADEN ROACH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 969244 DEEDWARR
02/09/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20230209-0009572

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Jie Ying Sin<br>608 Annex Avenue Unit C<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>090 08 4N 001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T & M Development, LLC, a Tennessee limited liability company, an unmarried person**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jie Ying Sin, an unmarried person** ("Grantees"), its 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 Unit A, as further shown and described in the Declaration of Protective Covenants, Conditions and Restrictions for 608-A Annex Townhouses of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20210518-0067505, to which reference is hereby made for a more complete description.

Being the same property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quit Claim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046442, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022.

Being part of the same property conveyed to Mack Props, LLC, a Tennessee limited liability company, by Quit Claim Deed of Unconsolidation from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20210416-0050820, in the Register's Office of Davidson County, Tennessee, dated April 09, 2021 and recorded on April 16, 2021.

Being part of the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Cora Alice Terwilliger, A/K/A Alice W. Terwilliger, Unmarried, Nancy Durand Terwilliger Harding, James Lewis Terwilliger, Alice Jane Terwilliger Williams, Shelia Marie Terwilliger Reese, Floyd Dwight Terwilliger, III, Morgan Jane Terwilliger Mackey, Cody Dale Terwilliger, Winston Palmer Terwilliger, being all the Heirs at Law of Floyd D. Terwilliger, Deceased, of record in Instrument No. 20201102-0127806, in the Register's Office of Davidson County, Tennessee, dated October 26, 2020 and recorded on November 02, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Nashville Annex, as recorded in Plat Book 332, Page(s) 24 and Plat Book 332, Page 11.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210518-0067505 as Scrivener's Affidavit recorded in Instrument No. 20210520-0068555; Instrument No. 20210604-0075102 and Instrument No. 20221209-0128306.

This is improved property located at 608 Annex Avenue Unit C Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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**, Grantor has executed this instrument on this 3rd day of February, 2023.

T & M Development, LLC, a Tennessee limited liability company

By: _____, Authorized Agent
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of The T&M Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent

Witness my hand and official seal, at office in Nashville, Tennessee, this 3rd day of February, 2023.

_____
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

## True Copy Certification

I, **Pam Autry,** 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 this the 6th day of February, 2023.

Affiant Signature
Date 02/06/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

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