WARRANTY DEED

Karen Johnson Davidson County
Batch# 987213 DEEDWARR
03/31/2023 11 21 41 AM 3 pgs
Fees $18 00 Taxes $969 40

20230331-0023423

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,000 00

Affiant

Subscribed and sworn to me on MARCH 30, 2023

NOTARY PUBLIC

My Commission Expires 1/26/25

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY
(TODD A BRICKER, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36272

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Ridgeview Properties, LLC 370 THE CADY OF THE LAKE LN FRANKLIN, TN 37067	NEW OWNER	163-2-B-053 00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Danny Eng and Thuy Eng, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ridgeview Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Unit No 94 of the First Amendment to Berkeley Hall, Phase Five, Section One, as shown on plat of record in Instrument No 20050706-0077601, as corrected by instruments of record in Instrument No. 20050725-0086047 Instrument No 20050725-0086048 and Instrument No 20050923- 0114416, all of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, and as established by a Master Deed for Berkeley Hall Townhomes of record in Instrument No 20061127-0146201, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Danny Eng, unmarried by Warranty Deed from Regal Homes, Inc , a Tennessee Corporation, dated April 15, 2010 and recorded April 19, 2010 as Instrument No 20100419-0029117, Register's Office for Davidson County, Tennessee

The conveyance of the above-described parcel of land is subject to the following

1 2023 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records

2 Master Deed of record in Instrument No 20061127-0146201 and amended in Instrument No. 20070705-0079992, Register's Office for said County

3 Anchor Easement of record in Book 10319, page 987, Register's Office for Davidson County, Tennessee

4 Storm Water Detention Agreement of record at Book 7632, page 962 and as instrument No. 20040303-0023979, Register's Office for Davidson County, Tennessee.

5 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7031, page 51; Book 7453, page 445 and Book 7453, page 460, Register's Office for Davidson County, Tennessee

6. Right-of-way Deed of record in Book 1784, page 300, Book 2105, page 428 and Book 2905, page 439, Register's Office for Davidson County, Tennessee.

7 Easement to American Telephone and Telegraph of record in Book 1207, page 530, Register's Office for Davidson County, Tennessee

8 Easement(s) of record in Instrument No. 20061117-0143185, said Register's Office, for Davidson County, Tennessee

9 Conveyance of Common Arears of record as Instrument No, 20090623-0058289, Register's Office for Davidson County, Tennessee

10 Rights of others in and to the use of the common areas/elements.

11 Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

BEING ☐ unimproved ☒ improved property known as:

518 Pippin Drive, Antioch, TN 37013

(House Number) (Street) (City or Town) (State) (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 GRANTEE, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 30th day of March, 2023

Danny Eng

Thuy Eng

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Danny Eng and Thuy Eng to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on March 30th, 2023

NOTARY PUBLIC

My Commission Expires. 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025