Karen Johnson Davidson County
Batch# 1008542 DEEDWARR
05/30/2023 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,849.00
20230530-0040150

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

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

File #23-PA-6725-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drees Premier Homes, Inc., an Ohio corporation	**NEW OWNER**	
(NAME)	(NAME)	**102 12 0 039.00**
632 Massachusetts Avenue, Apt. 608		
(ADDRESS)	(ADDRESS)	
Cambridge, MA 02139		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA HUANG-POLLOCK, A MARRIED PERSON, TRICIA PIL, A SINGLE PERSON, AND MARK HUANG, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREES PREMIER HOMES, INC., AN OHIO CORPORATION** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 142 on the map of Horton Heights, Section VI, of record in Book 2133, Page 24. Said Lot No. 142 fronts 131 feet on the Southerly side of Fleetwood Drive and runs back between lines, 332.9 feet on the Easterly line, and 326.1 feet on the Westerly line, to a dead line in the rear which is a broken line measuring 143.5 feet thereon.

Being the same property conveyed to Cliff Ching-Ju Huang and wife, Elizabeth L. Huang, by Warranty Deed from Finley M. Johnson and wife, Juanita Johnson, of record in Book 4471, Page 547, in the Register's Office for Davidson County, Tennessee, dated January 4, 1971 and recorded on January 5, 1971.

Further being the same property conveyed to Elizabeth Lee Huang, now a single person, by Quitclaim Deed from Cliff Ching-Ju Huang, now a single person, of record in Instrument No. 20050513-0054264, in the Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 13, 2005.

The said Elizabeth Lee Huang (also known as Elizabeth L. Huang) having since died on July 16, 2022, devising subject property to her children, Cynthia Huang-Pollock (also known as Cynthia Leigh Huang-Pollock, Tricia Pil (also known as Tricia Huang Pil) and Mark Huang (also known as Mark Lee Huang) pursuant to the Last Will and Testament of Elizabeth Lee Huang, of record in Case No. 22P1442, in the Seventh Circuit Court of Davidson County, Tennessee (also recorded as Instrument No. 20220812-0091968, in the Register's Office for Davidson County, Tennessee).

Said property has never been the primary marital residence of any of the herein named Grantors.

This conveyance is subject to:

* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Horton Heights, Section VI, as recorded in Plat Book 2133, Page(s) 24.

* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2106, Page 178.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **6725 Fleetwood Drive, Nashville, TN 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th day of May, 2023.

Cynthia Huang-Pollock BY: Loy Carney, Attorney-In-Fact

Tricia Pil BY: Loy Carney, Attorney-In-Fact

Mark Huang BY: Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Cynthia Huang-Pollock and acknowledged that he executed the same as the free act and deed of the said Cynthia Huang-Pollock.

Witness my hand, at office, this 26th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Tricia Pil and acknowledged that he executed the same as the free act and deed of the said Tricia Pil.

Witness my hand, at office, this 26th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mark Huang and acknowledged that he executed the same as the free act and deed of the said Mark Huang.

Witness my hand, at office, this 26th day of May, 2023.

Notary Signature
My commission expires: 8-20-2023

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

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 26 day of May, 2023.

Affiant Signature
Date 5-26-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

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