Karen Johnson Davidson County
Batch# 1012395 DEEDWARR
06/07/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230607-0043403

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-578

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($735,000.00) cash in hand paid, the receipt of which is hereby acknowledged, IMCC HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto LING WAI CHAN, UNMARRIED, their heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 909 on the Plan of Brentwood Hall, Section IX, of record in Plat Book 2331, Page 92, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Steve M. Parker, married, by deed from Sarah M. Coll and Kevin F. Coll, wife and husband, dated March 25, 2021, and of record in Instrument No. 20210329-0040741, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to IMCC Holdings, LLC, a Tennessee limited liability company, by deed from Steve M. Parker, married, dated May 14, 2021, and of record in Instrument No. 20210518-0066800, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Right-of-way of Rochelle Drive.
>
> 2. All matters as shown on plat of record in Plat Book 2331, Page 92, in the Register's Office of Davidson County, Tennessee, including a ninety foot (90') front setback line and a utility easement along the rear property line.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's heirs and assigns, forever. And the Grantor covenants with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 6TH day of June, 2023.

IMCC HOLDINGS, LLC,
a Tennessee Limited Liability Company

By: _____, President
Steve M. Parker, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, notary public of the state and county mentioned, personally appeared Steve M. Parker, Jr., President of IMCC HOLDINGS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of IMCC HOLDINGS, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Steve M. Parker, Jr., as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

WITNESS MY HAND and official seal at office in said County this 6TH day of June, 2023.

_____
NOTARY PUBLIC

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 03/26/2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $735,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, President
AFFIANT

Sworn to and subscribed before me this 6TH day of June, 2023.

_____
NOTARY PUBLIC

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

My commission expires: 03/26/2024

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Map & Parcel No: 146-16-0-126.00

ADDRESS OF NEW OWNERS:
LING WAI CHAN
520 Rochelle Drive
Nashville, TN 37220

SEND TAX BILLS TO:
OnY Glo, Inc. DBA LoanLock
6 Hutton Centre Drive, Suite 1030
Santa Ana, CA 92707

Certification of Recorded Documents

I, Julia Wyatt, 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 June 7, 2023.

(AFFIANT) – Julia Wyatt

06/07/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of June, 2023.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY