Karen Johnson Davidson County
Batch# 1047504 DEEDWARR
09/07/2023 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20230907-0070402

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (720,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/2/2024

(AFFIX SEAL)

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/05/2026

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Trent Batten (NAME)	**NEW OWNER** (NAME)	**091 14 0F 009.00**
227 Oceola Avenue Nashville, TN 37209 (ADDRESS)	103 RIDGE CT. NORTH HENDERSONVILLE, TN 37075 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of September, 2023, the undersigned, **NGOI YAM ALICE CHAN AND CHUN KIT EDDIE CHAN, WIFE AND HUSBAND, AND SHUN TSAN CHAN, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TRENT AUSTIN BATTEN, MARRIED**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **227 OCEOLA AVENUE, #8, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 8 of Alabaster West Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Alabaster West Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171009-0103163, Scrivener's Affidavit recorded in Instrument No's. 20180724-0072069, 20180806-0077271, 20200513-0049373, 20210427-0056038, amendment recorded in Instrument No's. 20171130-0122427, 20180731-0074452, 20200327-0033553 and 20200710-0075253, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ngoi Yam Alice Chan and Chun Kit Eddie Chan, wife and husband, and Shun Tsan Chan, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Alabaster West, LLC, a Tennessee limited liability company, of record in Instrument No. 20220131-0010741, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021 and recorded on January 31, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of September, 2023.

GRANTOR: Shu Tsan Chan
By: Ngoi Yam Alice Chan, his attorney-in-fact

Shu Tsan Chan by Ngoi Alice Chan, his attorney-in-fact.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ngoi Yam Alice Chan** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Shu Tsan Chan**, of record in the Davidson County Register of Deeds as Instrument and/or Book / Page Number 20230905-0009236, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Shu Tsan Chan** the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 5th day of September, 2023.

Notary Public — My Commission Expires May 13 · 2026

ALOWETTA J BELL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR: Ngoi Yam Alice Chan

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Montgomery)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Ngoi Yam Alice Chan,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of September, 2023.

Notary Public — My Commission Expir May 13 · 2026

ALOWETTA J BELL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

GRANTOR: Chun Kit Eddie Chan

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ GB)
Montgomery

Personally, appeared before me, a Notary Public of the aforesaid authority, **Chun Kit Eddie Chan**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of September, 2023.

Notary Public

Dec 13 . 2024
My Commission Expires

ALOWETTA J BELL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 5, 2023**.

Date

Affiant Signature

September 7, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)