THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $306,000.00. Aimee Knight Affiant
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 37857-09-2023**	Subscribed and sworn to before me this 21 day of September, 2023. Notary Public My Commission Expires:

KERRY MAJORS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Spencer Wang 752 Fox Ridge Drive Brentwood, TN 37027	6012 Saddlewood Dr. Franklin, TN 37067	Map and Parcel No.: 160140C05200CO

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, **Aimee M. Knight, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Spencer Wang, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 752 Fox Ridge Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1054988 DEEDWARR
09/28/2023 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $1,132.20
20230928-0076191

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21 day of September, 2023.

Aimee M. Knight

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aimee M. Knight, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of September, 2023.

Notary Public

My Commission Expires: 8.8.2023

KERRY MAJORS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 752 in Brentwood Trace Condominiums, Section Two, a horizontal property regime, as shown on the plat of Brentwood Trace Condominiums, Section Two, of record in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 5818, Page 915, said Register's Office, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and Bylaws appended thereto, recorded in Book 5818, Page 915, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is Amendment to Bylaws in Book 5868, Page 70, said Register's Office.

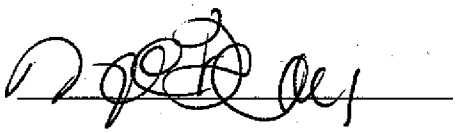
Being the same property conveyed to Aimee M. Knight, by Warranty Deed from Ronald Wayne Baker and Judy Marie Baker, Trustees of the Baker Joint Revocable Trust, created July 20, 2017, as to a one-half (1/2) interest and Amy Johnson Manzanares, Successor Trustee of the Dianne B. Johnson Revocable Trust, created February 15, 2017, as to a one-half (1/2) interest, of record in Instrument No. 20180713-0068106, in the Register's Office of Davidson County, Tennessee, dated July 10, 2018 and recorded on July 13, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 160140C05200CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Trace Condominiums, Section II, as recorded in Plat Book 5200, Page(s) 376 and 377.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Brentwood Trace Condominiums, Section Two of record in Book 5818, Page 915, as amended by instrument(s) of record in Book 5868, Page 70; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement recorded in Book 5878, Page 489; Book 6122, Page 419 and Book 6122, Page 424.

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **9/21/23** (date of document)



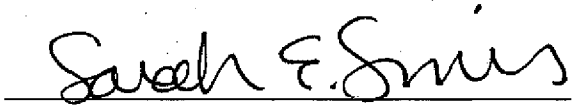
9/28/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **28** day of **September**, 202**3**.



Notary's Signature

My Commission Expires: 12-5-2024

