Prepared by
Record and Return To
Chapman and Roberson Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238724

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,100,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me this 6 day of October, 2023

Notary Public
My Commission Expires 08, 2025

Karen Johnson Davidson County
Batch# 1058966 DEEDWARR
10/09/2023 10 36 55 AM 2 pgs
Fees $13 00 Taxes $4,070 00

20231009-0079228

KAREN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

THIS INDENTURE, made this _____ day of October, 2023, among:

RICHARD D. MAY, UNMARRIED MAN, AND ALICE M. AILEY

UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PETER CHANG AND TAMANNA CHANG, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Unit No. 5 on the Plan of Glen Echo Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), files as Exhibit "B" to and established by the Declaration of record in Instrument No. 20140414-0031069 as amended in Instrument No. 20150615-0056310; 20150619-0059122; 20150622-0059380 and assigned in Instrument No. 20160329-0029343, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit(s) as set forth in the Declaration, reference to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Richard D. May and Alice M. Ailey by Warranty Deed from Weekley Homes, LLC dated December 29, 2016 and filed of record in Instrument No. 20161230-0137249, Register's Office for Davidson County, Tennessee.

Property commonly known as 1707 Glen Echo Road, Nashville, TN 37215

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Richard D. May

Alice M. Ailey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Richard D. May and Alice M. Ailey,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2023

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Peter Chang and Tamanna Chang
Address: 1707 Glen Echo Rd
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 117-15-2A-005.00