Karen Johnson Davidson County
Batch# 1075976 DEEDWARR
11/28/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20231128-0091869

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Jenna R. Reder
Affiant

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2023.

Caitlin McKeighen
Notary Public
MY COMMISSION EXPIRES: 7-7-25
File No. G23-19917

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alex Chiang and Hilary Strimple Chiang	Community Mortgage Advisors, LLC	72-3-173
1303 Howard Avenue	12980 Metcalf Avenue, Suite 100	
Nashville, TN 37216	Overland Park, KS 66213	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Bull Enterprises LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Chiang and Hilary Strimple Chiang, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the easterly one half of Lot No. 157 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of Lot No. 157 fronts 57 feet on the northerly margin of Howard Avenue and runs back between parallel lines 205 feet to a dead line in the rear, on which it measures 57 feet.

Being the same property conveyed to Bull Enterprises LLC by Deed dated August 25, 2022 from Rita Coulter Cameron, Conservator for The Rosilene E. Coulter Conservatorship, Warren Coulter, Jr., Donna K. Evilcizer, and Rita C. Cameron, recorded August 29, 2022, in Instrument Number 20220829-0097326, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1303 Howard Ave, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said

GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 20th day of November, 2023.

Bull Enterprises LLC

By: _____
Jennifer ~~Frenley~~ Frensley Webb, President

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer Frensley Webb, President of Bull Enterprises LLC, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the President of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of November, 2023.

_____
Notary Signature
My Commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 20, 2023** (date of document).

Affiant Signature

November 28, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25