# WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

#17033

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

* Heng-Hsin Cheng
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Heng-Hsin Cheng<br>Karena Chou | American Pacific Mortgage Corporation | 173090a58800co |
| (NAME) | (NAME) | |
| 2329 Alteras Drive | 3000 Lava Ridge Court Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Roseville CA 95661 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 1076394 **DEEDWARR**
11/29/2023 10:56:11 AM 2 pgs
Fees: $13.00 Taxes: $1,341.25

20231129-0092051

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee Inc Trustee of the Pace Family Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heng-Hsin Cheng and Karena Chou, 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:

Land In Davidson County, Tennessee, being Lot No 562 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trustee Inc., Trustee of the Pace Family Land Trust, dated 8/14/2023 from Eleanor Rosanna Pace who obtained in the property on 12/18/2018 by deed of record in Instrument NO. 20230815-0063613, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2329 Alteras Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hands this 27th day of November, 2023.

Trustee Inc Trustee of the Pace Family Land Trust

By: _____
Kirk Whitworth, President of Trustee Inc.

State of Tennessee
County of Rutherford

On this the 27 day of November, 2023, before me. personally appeared Kirk Whitworth, President of Trustee Inc as Trustee of the Pace Family Land Trust. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 27th day of November, 2023.

_____
Notary Public
My Commission Expires: 12-16-2025
File No.: 17033

