BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

Karen Johnson
Batch # 1087233
01/02/2024 09:18:47 AM
Fees: $13.00 Taxes: $1,579.90

Davidson County
DEEDWARR
2 pgs

20240102-0000083

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$427,000.00**.

Laura Tingle

Affiant

Subscribed and sworn to before me, this **29th day of December, 2023**.

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My commission expires: 4/27/2025

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ricky Chen **754 Huntington Parkway** **Nashville, TN 37211**	Same	**161-05-0-051.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Raymond K. Cean, an unmarried man, and Deon R. Hunt, an unmarried woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ricky Qing Chen, an unmarried man** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A Certain tract or Parcel of land in Davidson, Tennessee, described as follows; to-wit:

Being Lot No. 34 as shown on the plan of Huntington Park, Section One, of record in Book 4175, page 10, Register's Office for Davidson County. Said Lot No. 34 fronts 75 feet on the Northerly side of Huntington Parkway, and runs back between parallel lines 150.0 feet to a line in rear measuring 75.0 feet.

Being the same property conveyed to Raymond K. Cean, an unmarried and Deon R. Hunt, an unmarried woman, as tenants in common by Warranty Deed from Glenda D. Merhoff, an unremarried widow and Vonnell D. Tingle, as Trustee for the Frank R. Merhoff Revocable Pour-Over Trust for Glenda D. Merhoff, Children and Issue of record in Instrument No. 20040520-0059593 Register's Office for Davidson County, Tennessee, dated May 11, 2004 and recorded on May 20, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **754 Huntington Parkway, Nashville, TN 37211**.

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 in 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 hand(s) this **29th day of December, 2023.**

Raymond K Cean

Raymond K. Cean

Deon Hunt

Deon R. Hunt

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 29th day of December, 2023, before me personally appeared Raymond K. Cean and Deon R. Hunt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2023.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25

