THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-6833-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 870,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2024 Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1089162 DEEDWARR
01/05/2024 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20240105-0001274

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kylie Nguyen & Steven Ho		
609 Chelmsford Place	**New Owner**	116-12-0E-152.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Eileen S. McDermott and Ronald F. Wilson, as Trustees of the Wilson McDermott Living Community Property Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kylie Nguyen and Steven Ho, a married couple**

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. 9, on the Plan of Greystone of record in Book 6200, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 65.87 feet on the Westerly margin of Chelmsford and extends back 87.41 feet on the broken Northerly line and 105.42 feet on the broken Southerly line to a broken line in the rear, measuring 70.00 feet thereon.

Being the same property conveyed to Ronald F. Wilson and spouse, Eileen S. McDermott by Warranty Deed from Joel T. Keys and spouse, Mary Elizabeth T. Keys of record in Book 10406, page 60, Register's Office for Davidson County, Tennessee, dated April 01, 1997 and recorded on April 04, 1997.

Being the same property conveyed to Eileen S. McDermott and Ronald F. Wilson, as Trustees of the Wilson McDermott Living Community Property Trust by Quitclaim Deed from Ronald F. Wilson and spouse, Eileen S. McDermott of record in Instrument No. 20221007-0110531 Register's Office for Davidson County, Tennessee, dated October 04, 2022 and recorded on October 07, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **609 Chelmsford Place, Nashville, TN 37215**

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 our hands this the 5 day of January, 2024

Eileen S. McDermott and Ronald F. Wilson, as Trustees of the Wilson McDermott Living Community Property Trust

BY: Eileen S McDermott trustee
Eileen S McDermott, Trustee

BY: Ronald F. Wilson Trustee
Ronald F Wilson, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eileen S. McDermott** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Wilson McDermott Living Community Property Trust** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Eileen S. McDermott** as such **Trustee**.

Witness my hand and official seal this the 5 day of January, 2024.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ronald F. Wilson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Wilson McDermott Living Community Property Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ronals F. Wilson** as such **Trustee**.

Witness my hand and official seal this the 5 day of January, 2024.

NOTARY PUBLIC

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-5-24.

Affiant Signature 1-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of January, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON