This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22095-MC

Karen Johnson Davidson County
Batch# 1099609 DEEDWARR
02/09/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,159.58
20240209-0009188

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $313,400.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James R. Rayhab and Michelle M. Rayhab 525 General George Patton Road Nashville, TN 37221	New Owner	142 09 0F 525.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Meng-Hsuan Ho and Wen-I Wu, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James R. Rayhab and Michelle M. Rayhab, husband and wife,** hereinafter called the Grantee(s), his/her/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 Unit No. 525 on the Plan of River Plantation, Phase II, Section VIII, of record in Plat Book 6900, Pages 654-657, amended in Plat Book 6900, Pages 514-517 and as amended by Surveyor's Certificate of Correction in Book 8123, Page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said unit. Being further established by the Master Deed for River Plantation, a Horizontal Property Regime of record in Book 7417, Page 396, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Meng-Hsuan Ho and Wen-I Wu, husband and wife, by Quitclaim Deed from V&W Holding, Meng-Hsuan Ho and Wen-I Wu, husband and wife, of record in Instrument No. 20231218-0097136, in the Register's Office of Davidson County, Tennessee, dated December 15, 2023, and recorded on December 18, 2023. Fiurther being the same property conveyed to Meng-Hsuan Ho and Wen Wu, Husband and Wife, as joint tenants with rights of survivorship, by Quitclaim Deed from V&W Holding, of record in Instrument No. 20210707-0091443, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021, and recorded on July 07, 2021.

This is ☒ improved or ☐ unimproved property located at: **525 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2024.

GRANTOR:

Meng-Hsuan Ho

Wen-I Wu

STATE OF OHIO
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Meng-Hsuan Ho and Wen-I Wu,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2024.

NOTARIAL SEAL STATE OF OHIO
BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Notary Public
My Commission expires: 12-12-2028

202402090009188

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/08/2024 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 02/08/2024

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 8 **day of** February, 2024.

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

