Karen Johnson Davidson County
Batch# 1102517 DEEDWARR
02/20/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240220-0011601

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240146653**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Sumner The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this ~~15th~~ 20th day of February, 2024. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Se-Chien Hsu 919 Malquin Drive Nashville TN 37216	Send Tax Bills To: Pennymac Loan Services, LLC 3043 Townsgate Rd Ste 200 Westlake Village, CA 91361	Tax Information: Tax Parcel ID No. 061 03 0 136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Henry Steele and Julia Estelle Steele, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Se-Chien Hsu, an unmarried person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos 5 and 6 of Block K, on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Henry Steele and Julia Estelle Steele, husband and wife, by Warranty Deed from Johnathan L. Williams, a single man, of record in Instrument No. 20190122-0005878, in the Register's Office of Davidson County, Tennessee, dated January 15, 2019 and recorded on January 22, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Broadmoor, Section 2, as recorded in Plat Book 547, Page(s) 174.

Easement recorded in Instrument No. 20130712-0072336, as amended in Instrument No. 20131010-0106552.

This is improved property located at 919 Malquin Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of February, 2024.

James Henry Steele

Julia Estelle Steele

STATE OF North Carolina
COUNTY OF Lincoln)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Henry Steele and Julia Estelle Steele, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of February, 2024.

Notary Public
My Commission Expires: 09/05/2026

KAREN LYNN GOERNDT
Notary Public
Lincoln
County
My Comm. Exp.
09-05-2026
NORTH CAROLINA

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/15/24 (date of document).

2/14/24

Jennifer Russell
Affiant Signature

2/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

