WARRANTY DEED

Karen Johnson Davidson County
Batch# 1109093 DEEDWARR
03/08/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240308-0016418

Y-RM-24-5772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 9TH, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Kevin Tiger Chen	New Owner	
(NAME)	(NAME)	**160-14-0B-072.00-CO**
5772 Brentwood Trace		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HEATHER R. ASBELL, AN UNMARRIED WOMAN, AND LOUIS ASBELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN TIGER CHEN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 5772 on the Plan of 2nd Revision of Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, together with the appurtenant interest in the common elements of 2nd Revision Brentwood Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5524, Page 415, as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather R. Asbell, an unmarried woman and Louis Asbell, an unmarried man by Quitclaim Deed from Heather Asbell, an unmarried woman of record in Instrument No. 20220613-0067040 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 13, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 230 and Book 5200, Page 261, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5524, Page 415, as amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee.
- By-Laws of Brentwood Trace of record in Book 5524, Page 424, as amended in Book 5537, Page 988 and Book 5868, Page 70 and Book 5818, Page 915, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4831, Page 125, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6122, Page 419 and Book 6122, Page 424, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5772 Brentwood Trace, Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF MARCH, 2024.

Heather R. Asbell

Louis Asbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER R. ASBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOUIS ASBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 March 7, 2024 (date of document).

Date: March 8, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026