# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1113831 DEEDWARR
03/21/2024 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240321-0019734

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Chih-Yuan Hsu 03/21/2024
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2024.

Robert L Scruggs
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Chih-Yuan Hsu and Meng-Lun Chung | Same As New Owners | 116-16-0-A-008.00CO |
| (NAME) | (NAME) | |
| 4102 Estes Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten 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, **Thomas Milton Carpenter and Alice Lindsay Carpenter**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chih-Yuan Hsu and Meng-Lun Chung, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 4-B as located on Lot No. 4 of THE GARDEN, Lots 3, 4, 5, and 6 Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on plan of record in Plat Book 5800, Page 51, and further set out as Exhibit to the Master Deed and By-Laws of record in Book 5537, Page 793, as amended in Book 5679, Page 91, Book 5810, Page 171, Instrument No. 20190129-0008536, and Instrument No. 20200619-0064958, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ann B. Carpenter, unmarried by Warranty Deed dated 12/22/1995 from Robert Verne Bolen and Marsha Bolen Johnson, Executors of the Estate of Margaret Ann Bolen of record in Book 9908, Page 445, Register's Office for Davidson County, Tennessee. Ann B. Carpenter, also known as Ann Barnes Carpenter, died testate on December 5, 2023 devising subject property to Alice Lindsay Carpenter and Thomas Milton Carpenter as evidenced by Last Will and Testament filed under Docket No. 23P2367, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 5800, Page 51, Register's Office for Davidson County, Tennessee.
Master Deed and By-Laws of record in Book 5537, Page 793, as amended in Book 5679, Page 91, Book 5810, Page 171, Instrument No. 20190129-0008536, and Instrument No. 20200619-0064958, Register's Office for Davidson County, Tennessee.

Charter of The Garden Lots 3, 4, 5, 6 Condominium Owners Association of record in Book 5815, page 979, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for sanitary sewer of record in Book 5589, Page 765, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 4102 Estes Road, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 21st day of March, 2024.

Thomas Milton Carpenter

Alice Lindsay Carpenter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Thomas Milton Carpenter and Alice Lindsay Carpenter, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2024.

Notary Public
My Commission Expires: 8/10/25

Donald P. Bartlett Jr. Notary Public State of Tennessee Williamson County

**RETURN TO:**
Robert L. Scruggs, Attorney
2021 Richard Jones Rd, #220
Nashville, TN 37215

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 21st day of March, 2024

Robert L. Scruggs, Affiant — Date 3-21-2024

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 21st day of March, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025