(1)

BOX 10-A

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00

Affiant

Subscribed and sworn to before me, this 30 day of April 2024.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: My Commission Expires 10/4/27

Karen Johnson Davidson County
Batch # 1129476 DEEDWARR
05/01/2024 10:20:03 AM 2 pgs
Fees: $13.00 Taxes: $4,292.00

20240501-0031705

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Fred Fang and Ildiko Fang 1025 Draughon Avenue Nashville, TN 37204	Cadence Bank Mortgage 2778 West Jackson St. Bldg C-2nd floor Tupelo, MS 38801	Tax Parcel ID No. 118-09-0M-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WADE T. IAMS AND BRITTANY H. IAMS, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRED FANG AND ILDIKO FANG, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 Unit 1 of HOMES AT 1025 and 1027 DRAUGHON, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 1025 & 1027 DRAUGHON, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170627-0064348, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 1025 and 1027 DRAUGHON, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170627-0064348, and By-laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Wade T. Iams and Brittany H. Iams, husband and wife by Warranty Deed from 1027 Draughon LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180524-0049956 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018.

This is improved property commonly known as: **1025 Draughon Avenue Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 30th day of April, 2024.

WADE T. IAMS

BRITTANY H. IAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WADE T. IAMS AND BRITTANY H. IAMS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____