Karen Johnson Davidson County
Batch # 1135639 DEEDWARR
05/16/2024 10:37:36 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20240516-0036296

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2024.

Notary Public

My commission expires: _____

(Notary Stamp)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jackson Wang and Joanne Huang-Wang	Jackson Wang and Joanne Huang-Wang	**118-02-0Y-002.00-CO**
832B Inverness Avenue	720 Sedley Road	
Nashville, TN 37204	Nolensville, TN 37135	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reginald B. Schleider, a single man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jackson Wang and Joanne Huang-Wang, as Trustees of the Wang Family Trust, dated June 21, 2007

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. B on the Plan of Inverness Commons, a Townhomes Planned Unit Development (Horizontal Property Regime with Private Elements) having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140702-0058188, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Reginald B. Schleider by Warranty Deed from Talbert Construction Advisors, LLC, a Tennessee limited liability Company of record in Instrument No. 20150630-0062686 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on June 30, 2015.

This is improved property known as **832B Inverness Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~21st~~ 14 (RA) day of May, 2024.

Reginald B Schleider
Reginald B. Schleider

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Reginald B. Schleider, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~21st~~ 14th WRS day of May, 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

LTC File No. 24-001864-525