Karen Johnson Davidson County
Batch# 1140831 DEEDWARR
05/30/2024 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20240530-0039971

G#37231-8

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$930,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2024.

Notary Public

My commission expires: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Benson Lai **Mayling Hu**	**"New Owners"**	**Map 092-09-0-M Parcel 002.00**
418 33rd Avenue N		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Anne Miller Trinkler, Trustee of The Family Trust established under Will of George O. Trinkler, and Elizabeth Anne Miller Trinkler, Trustee of The Marital Trust established under Will of George O. Trinkler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mayling Hu and Benson Lai, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B on the Plan of 416 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 416 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141016-0095553, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 416 33rd Avenue Townhomes, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20141016-0095553, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to an undivided 86% interest to The Family Trust Under the Will of George O. Trinkler and an undivided 14% interest to The Martial Trust Under the Will of George O. Trinkler, by Warranty Deed dated November 30, 2015 from Heithcock Construction, LLC and Susan Henderson, of record in Instrument No. 20151202-0121383, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 416 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements shown in Instrument No. 20141016-0095553, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for 416 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141016-0095553, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto. (3) Charter of 416 33rd Avenue Townhomes Owners Association, Inc., of record in Instrument No. 20181213-0121258, Register's Office of Davidson County, Tennessee. (4) All matters shown on the Plan of record in Plat Book 421, Page 42, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **418 33rd Avenue N, Nashville, TN 37209**

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 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 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.

Witness my/our hand(s) this **22nd** day of **May, 2024.**

Elizabeth Anne Miller Trinkler, Trustee of The Family Trust established under Will of George O. Trinkler

Elizabeth Anne Miller Trinkler, Trustee of The Marital Trust established under Will of George O. Trinkler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Anne Miller Trinkler, Trustee of The Family Trust established under Will of George O. Trinkler, and Elizabeth Anne Miller Trinkler, Trustee of The Marital Trust established under Will of George O. Trinkler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **May, 2024.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/24.

Affiant Signature – Joshua A. Terry

5/28/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27