THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240647979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $493,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2024.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
OF DAVIDSON

Karen Johnson
Batch # 1153652
07/02/2024 09:44:17 AM
Fees: $13.00 Taxes: $1,824.10

Davidson County
DEEDWARR
2 pgs

20240702-0049756

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Huan He 1249 Kenmore Place Nashville TN 37216	New Owner	Tax Parcel ID No. 072-07-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Jared Pineda and Jenna Pineda, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Huan He, sole ownership**, ("Grantee"), his 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 the west 85 feet of the south 200 feet of Lot No. 94, on the Map of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said part of Lot 94 fronts 85 feet on the north side of Warner Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to THOMAS JARED PINEDA AND JENNA PINEDA, HUSBAND AND WIFE, by deed from JENNIFER BOYD, EXECUTRIX OF THE ESTATE OF EVA ANNE SMART AND JENNIFER BOYD AND AMBER SIMS, DEVISEES OF THE LAST WILL AND TESTAMENT OF EVA ANN S MART, DECEASED, of record in Instrument No. 20240102-0000112, dated December 29, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-07-0-092.00.

Matters shown on the Plan of record in Plat Book 332, pages 32 and 33, said Register's Office.

This is improved property located at 1249 Kenmore Place Nashville TN 37216

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 28th day of June, 2024.

Thomas Jared Pineda

Jenna Pineda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Jared Pineda and Jenna Pineda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2024.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

My Commission Expires: _____