Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3280

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of July, 2024

Notary Public

Commission Expires: 03-03-2026

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Karen Johnson Davidson County
Batch# 1156723 DEEDWARR
07/11/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20240711-0052204

Address of New Owner	Send Tax Bills To:	Map & Parcel
EHM, 1, LLC 1739 Ravello Way Brentwood TN 37027	New Owner	149 08 0 025.00

WARRANTY DEED

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

Paul B. Chang, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EHM, 1, LLC, a Tennessee Limited Liability Company

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, described as follows:

Beginning in the center of Bell's Lane at the Northeast corner of a Tract of 2.98 acres which was conveyed by J. S. Tatum and wife to J. Marshall Charlton and wife, by deed of record in Book 1278, Page 82, R.O.D.C.; thence in a Northerly direction with the center of Bell's Lane 60 feet to a point; thence South 73 degrees West 299 feet to the Northwest corner of a 2.85 acre tract conveyed to Cordella J. Sanders by deed from M. T. Maxwell, Sr. and others, September 15, 1947, as of record in Book 1534, Page 406, R.O.D.C., said point being in the center of a dry branch; thence, with said center line and the North line of the 2.85 acre tract, South 61 degrees 20 minutes East 153 feet to a point in the center of a creek, said point being in the North line of the 2.98 acre tract conveyed to J. Marshal Charlton and wife J. S. Tatum referred to above; thence with said North line of the same, 176 feet, more or less, to the point of beginning.

Included in the above description, but expressly excluded hereby is a 1380 square foot portion of the same conveyed to the State of Tennessee in Book 9590, Page 444, to which instrument reference is hereby made for a more particular description.

Being the same property conveyed to Chin Ho Chang, married by Warranty Deed from Hugh Garrison, Harold Follis, William Gray, and Jim Payne, Trustees of Calvary Assembly of God of record in Book 11548, Page 429, Register's Office for Davidson County, Tennessee, dated June 22, 1999 and recorded on June 29, 1999.

Being the same property conveyed to Paul B. Chang by Quitclaim Deed from Chin Ho Chang, married of record in Instrument No. 20200924-0110036 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 24, 2020.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 425 Bell Rd, Nashville, TN 37217

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 so 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 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.

Dated this the 10th day of July, 2024.

Paul B. Chang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Rutherford

On this 10th day of July, 2024, before me personally appeared Paul B. Chang, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of July, 2024.

Notary Signature
My commission expires: 4-19-27

JESSICA BERKLAND
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4/19/2027
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 July 10, 2024

Rhonda S Hardison
Affiant Signature

July 11, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 11th day of July, 2024.

Notary Public
My Commission Expires:

