Karen Johnson Davidson County
Batch# 1162859 DEEDWARR
07/26/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20240726-0056707

THIS INSTRUMENT PREPARED BY:

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

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00

Affiant

Subscribed and sworn to before me, this 25 day of July, 2024.

Notary Public
My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
820 Nanearle Trust 1441 McGavock Pike Nashville, TN 37216	920 Tyne Blvd. Nashville TN 37220	Tax Parcel ID No. 146 14 0 043.00

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, **THE CHANG FAMILY TRUST** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **820 NANEARLE TRUST UNDER AGREEMENT DATED JULY 17, 2014** ("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 Part of Lot No. 8, on the Plan of Nanearle acres of Record in Book 1424, Page 77, Register's office for Davidson County, Tennessee, described according to a Survey by R. L. Montoya, Land Surveyor, July 9, 1979, as follows:

Beginning on the Northerly margin of Nanearle Drive at the Corner of Lots Nos. 8 and 9; Thence with the Line between said Two Lots North 1 Degree 06 Minutes 21 Seconds East 286.35 feet to an existing Iron pin in a Fence Line; Thence North 82 Degrees 51 Minutes 23 Seconds West 149.80 feet to an existing man cap in Concrete; Thence South 1 Degree 18 Minutes 09 Seconds West 298.57 feet to the Northerly Margin of Nanearle Drive; Then with the same South 87 Degrees 32 Minutes 30 Seconds East 150.04 feet to the Beginning.

Being the same property conveyed to The Chang Family Trust by Deed dated May 24, 2023 from Min Chang, a single person, Chia Y. Chang and Wife Su Chang, recorded May 24, 2023, in Instrument Number 20230524-0039208, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 820 Nanearle Place, Nashville, TN 37220

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. Grantors 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 25 day of July, 2024.

THE CHANG FAMILY TRUST

Chia-Yong Chang, Co-Trustee

CHIA-YONG CHANG, Co-Trustee

Su-Ju Mae Chang, Co-Trustee

SU-JU MAE CHANG, Co-Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHIA-YONG CHANG AND SU-JU MAE CHANG**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of the **THE CHANG FAMILY TRUST DATED SEPTEMBER 17, 2015**, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustee.

Witness my hand and seal, this 25 day of July, 2024.

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Notary Public
My Commission Expires: 10/4/2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/26/2024 (date of document).

Affiant Signature

7/26/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

