WARRANTY DEED

Karen Johnson Davidson County
Batch# 1189500 DEEDWARR
10/03/2024 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20241003-0076705

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$570,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/7/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue #403, Nashville, TN 37203
File No.: 180924

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Chee Seng Lai and Sandy Pai Lai, as Co-Trustees of the Lai Family Trust dated October 29, 2021 2987 W. 2nd St. Washougal, WA 98671	SAME	082-07-0-265.00

For and in consideration of the sum of Five Hundred Seventy Thousand And 0/100 ($570,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

RONALD W. DAVIS, II, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

CHEE SENG LAI AND SANDY PAI LAI, AS CO-TRUSTEES OF THE LAI FAMILY TRUST DATED OCTOBER 29, 2021

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING all of Lot 9 and the northerly 10 feet of Lot No. 8 on the Plan of Maney's Addition to East Nashville, as shown on survey and plat of same appearing of record in Plat Book 57, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property as conveyed to Ronald W. Davis, II by Quitclaim Deed from Jeffrey Edwin Jones, dated November 1, 2020, recorded on December 21, 2020, of record in Instrument No. 20201221-0151092, in the Register's Office for Davidson County, Tennessee; and also being the same property as conveyed to Ronald W. Davis, II and Jeffrey Edwin Jones, joint tenants with right of survivorship by Quitclaim Deed from Ronald W. Davis, II, unmarried, dated January 30, 2019, recorded on February 11, 2019, of record in Instrument No. 20190211-0012750, in the Register's Office for Davidson County, Tennessee; and also being the same property as conveyed to Ronald W. Davis, II,

unmarried man by Warranty Deed from The Property Sisters, LLC, a Tennessee Limited Liability Company, dated January 30, 2019, recorded on February 11, 2019, in Instrument No. 20190211-0012558, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 610 Stockell Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR RONALD W. DAVIS, II, AN UNMARRIED MAN to CHEE SENG LAI AND SANDY PAI LAI, AS CO-TRUSTEES OF THE LAI FAMILY TRUST DATED OCTOBER 29, 2021 FOR THE TRANSFER OF PROPERTY LOCATED AT 610 STOCKELL STREET, NASHVILLE, TN 37207.]

Witness our/my hand on the 30th day of September, 2024.

Ronald W. Davis, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald W. Davis, II, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2024.

Notary Public
My Commission Expires: 2/17/27

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, 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 10/2/2024.

Kimberly Hollingshead, Esq.

10/2/2024

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of October, 2024.

Notary Signature

My Commission Expires: _____

