Prepared by: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 2678 Townsend Court, Ste A, POBox 3390, Clarksville, TN 37043 (931) 647-1501

HOCK S. CHONG

TO: WARRANTY DEED

JIA RONG CHONG

Karen Johnson Davidson County
Batch# 1196613 DEEDWARR
10/22/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241022-0082087

THIS DEED OF REALTY, executed as of the 22nd day of October, 2024, by Grantor, HOCK S. CHONG, married, to Grantee, JIA RONG CHONG, unmarried:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, State of Tennessee, being bounded and described as follows:

> Land located in Davidson County, Tennessee, being the East part of Lot No. 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J E Curtis lands at Bordeaux, Tennessee, described as follows:
>
> Beginning at an intersection of the center line of Curtis Avenue and the north line of Terrace Avenue, thence with the margin of Terrace Avenue, South 7 degrees 30 Minutes West, 189 feet, thence Northwardly 140 feet, more or less, to the center of Curtis Avenue, thence with said Avenue, South 58 degrees 50 minutes East, 128 feet to the beginning.
>
> BEING the same property conveyed to Heng Q. Lin, married, and Hock S. Chong, married, by Warranty Deed dated August 3, 2023, from Curtis Street SPV, LLC, a Tennessee Limited Liability Company, recorded August 7, 2023 at 3:11 PM appearing of record at Instrument No. 20230807-0061139, Register's Office for Davidson County, Tennessee.
>
> AS FURTHER CONVEYED to Hock S. Chong, married, by Quitclaim Deed dated July 22, 2024, from Heng Q. Lin, married, recorded July 22, 2024 at 4:01 PM, appearing of record at Instrument No. 20240722-0054993, Register's Office for Davidson County, Tennessee.
>
> Property is not now or never has been marital residence of Grantor herein.
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) all other matters of public record, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantor will pay and Grantee will assume subsequent years; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

MARTHA J. OGLE NOTARY PUBLIC TENNESSEE My Comm Exp. MAY 13, 2025 COUNTY OF MONTGOMERY

HOCK S. CHONG Grantor

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally, appeared before me, the undersigned authority, a Notary Public for said County and State, Hock S. Chong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 22nd day of October, 2024.

Notary Public
My Commission Expires:
[AFFIX NOTARY SEAL]

Property Owners Name and Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
JIA RONG CHONG 2217 Summitt Ave. Nashville, TN 37218	SAME / OWNER
Property Address:	Map and Parcel No.:
2217 Summitt Ave. Nashville, TN 37218	070 09 0 086 00

STATE OF TENNESSEE, MONTGOMERY COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $600,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

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

NOTARY PUBLIC

My Commission Expires:

MARTHA J. OGLE NOTARY PUBLIC TENNESSEE My Comm Exp. MAY 13, 2025 COUNTY OF MONTGOMERY

[Affix Notary Seal]

Tennessee Certification of Electronic Document

I, Matthew J. Ellis, 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 therewith and that this electronic document is a true and exact copy of the original documents executed and authenticated according to law on October 22, 2024 (date of document).

Affiant Signature

October 22, 2024

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 22nd day of October, 2024.

Notary Signature

My Commission Expires:

NOTARY SEAL:

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY

Expires: May 13, 2025