WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024.

Notary Public

COMMISSION EXPIRES: 4/18/26

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1206637 DEEDWARR
11/19/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20241119-0089694

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Arlandas Ewin	New Owner	075-12-0F-105-00
(NAME)	(NAME)	
735 Tulip Grove Rd Unit 247		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Francis Foo Chan and Hildegard Harper Chan, Trustees of Chan Family Trust u/a/d June 30, 2016 as amended June 8, 2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Arlandas Ewin, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, being Lot 59 a/k/a Unit 247, TULIP COVE TOWNHOMES, as shown on plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-00559119, as amended in Instrument Nos. 20080103-0000699 and 20120521 0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Property.

Being the same property conveyed to in Francis Foo Chan and Hildegard Harper Chan, Trustees of the Chan Family Trust, by Warranty Deed of record in Instrument No. 20211129-0157064, dated November 15, 2021, recorded November 29, 2021, Register's Office Davidson County, Tennessee.

For purposes of identifying the aforeside Trust and enumerating the powers of the Trustee thereunter, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 735 Tulip Grove Road, Unit 247 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37076 (Postal Zip)

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, successors and assigns forever; and we do 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, successors 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.

Witness our hands this 13th day of November, 2024.

Chan Family Trust

By: _____ Trustee
Hildegard Harper Chan, Trustee

By: _____ Trustee
Francis Foo Chan, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hildegard Harper Chan and Francis Foo Chan, Trustees of the Chan Family Trust U/A/D June 30, 2016 as amended June 8, 2023, the bargainor (s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument in his/her/their capacity as Trustees of said Trust for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee this 13th day of November, 2024

My Commission Expires: 01/26/2025

_____
Notary Public

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 11/13/24.

Affiant Signature – Joshua A. Terry

11/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27