NEW OWNER:
John Lee and Leslie Sun
10380 Brightoak Pl.
San Jose, CA 95120

SEND TAX BILLS TO:
New Owner
1038 Brightoak Pl.
San Jose, CA 95120

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-299

MAP & PARCEL
082-12-3E-202.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1206985 DEEDWARR
11/20/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20241120-0090301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($620,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Brittany E. Anderson, Trustee of Chadwick M. Anderson Tennessee Investment Services Trust dated April 1, 2024** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Leslie Sun and John Lee, wife and husband** ("GranteeS"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 202, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No. 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Anthony N. Harris by Warranty deed from Honorable Ventures, LLC, a Tennessee limited company of record in Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 2, 2016.

Being a portion of the same property conveyed to The Avenue on Main GP by Quitclaim deed from Anthony N. Harris, married of record in Instrument No. 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 03, 2021.

Being the same property conveyed to The Main, LLC, a Tennessee limited liability company by Warranty deed from The Avenue on Main GP of record in Instrument No. 20221206-0127122 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on December 06, 2022.

Instrument No. 20230105-0001119 Register's Office for Davidson County, Tennessee, dated December 23, 2022 and recorded on January 5, 2023.

Being the same property conveyed to Brittany E. Anderson, Trustee of Chadwick M. Anderson Tennessee Investment Services Trust, dated April 1, 2024, by Quitclaim Deed from CMA Properties, LLC, a Tennessee limited liability company, of record in Instrumet Number ——20241120009030——, **Register's Office for Davidson County, Tennessee, dated** _____ **and recorded** _____.

This is IMPROVED property know as 815 Main Street, Unit 202, Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 6th day of November, 2024.

Chadwick M. Anderson Tennessee Investment Services Trust dated April 1, 2024

By: _____, Trustee
Brittany E. Anderson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Brittany E. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Trustee** of, **Chadwick M. Anderson Tennessee Investment Services Trust dated April 1, 2024** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 6th day of November, 2024.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 620,000.00.

AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2024.

Emily Manno
NOTARY PUBLIC

My commission expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Emily Manno, 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 11/6/24.

Date

Emily Manno
Affiant Signature

11/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of Nov., 24.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON