THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**. **Affiant** Subscribed and sworn to before me, this **7th day of November, 2024.** **Notary Public** **My commission expires:** 4-13-25

Karen Johnson Davidson County
Batch# 1207557 DEEDWARR
11/21/2024 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241121-0090997

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chee-Ng Family Trust **271 Garry Drive, Unit A** **Nashville, TN 37211**	**Guaranteed Rate** **3940 North Ravenswood Avenue** **Chicago, IL 60613**	**134-13-0D-001.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Myles S. King and Ligia Janeth Harper, married as tenants in common**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **of Chee-Ng Family Trust**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 271A on the Plan of The 271 Garry Drive Commons, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20221012-0111674, and Affidavit of Scrivener's Error Recorded in Instrument No. 202210120111919, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Myles S. King and Ligia Janeth Harper, married as tenants in common by Warranty Deed from Terry Wayne Wright, Jr., married of record in Instrument No. 20220902-0098923 Register's Office for Davidson County, Tennessee, dated September 01, 2022 and recorded on September 02, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **271 Garry Drive, Unit A, Nashville, TN 37211**.

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 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 in 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 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 my/our hand(s) this **7th day of November, 2024.**

Myles S. King

Ligia Janeth Harper

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of November, 2024, before me personally appeared Myles S King and Ligia Janeth Harper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2024.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 7, 2024.

Signature
November 7, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 7, 2024

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04.13.2025