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**
Karen Johnson Davidson County Batch# 1207558 DEEDWARR 11/21/2024 10:04:30 AM 3 pgs Fees: $18.00 Taxes: $1,480.00 20241121-0090999	Subscribed and sworn to before me, this **7th day of November, 2024.** **Notary Public** **My commission expires:** 4-13-25

CHEE-NG 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 B** **Nashville, TN 37211**	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Ste. 2W Chicago, IL 60613	**134 13 0D 002.00** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 271B of 271 GARRY DRIVE COMMONS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 271 GARRY DRIVE COMMONS, a Horizontal Property Regime, of record in Instrument No. 20221012-0111674 and Affidavit of Scrivener's Error recorded in Instrument No. 20221012-0111919, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed 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, in the Register's Office of 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 B, 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

