This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $560,000.00.

Affiant

Subscribed and sworn before me this the 12th day of November, 2024.

Notary Public
My commission expires: 4-13-25

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

Karen Johnson Davidson County
Batch# 1207633 DEEDWARR
11/21/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20241121-0091101

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chee-Ng Family Trust 41515 Fordham Court Fremont, CA 94539	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Chicago, IL 60613	082-12-3B- 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRI HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DAVID CHEE AND CARMEN NG, TRUSTEES OF THE CHEE-NG FAMILY TRUST DATED JUNE 26, 2015,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 827 Ramsey Street Townhomes, a horizontal property regime with private elements of record in Instrument No. 20200103-0000836, and amended in first amendment to declaration of covenants, conditions and restrictions for 827 Ramsey Street Townhomes of record in Instrument Number 20200116-0005913 and second amendment to declaration of covenants, conditions and restrictions for 827 Ramsey Street Townhomes, of record in Instrument Number 20200707-0073044 register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TRI Holdings, LLC, by deed dated 09/13/2022, from 827 Ramsey St B LLC, of record in Instrument No. 20220930-0108066, as corrected in Instrument No. 20221025-0115508, Register's Office for said County.

Also being all of the same property conveyed to 827 B Ramsey St, LLC by deed from TRI, LLC, of record in Instrument No. 20211216-0166653, dated 12/15/2021, as corrected in Instrument No. 20211229-0171040, Register's Office for said County. Also being a portion of the same property conveyed to TRI, LLC, a Tennessee Limited Liability Company, by deed from Gary L. Boyd, an unmarried man, of record in Instrument No. 20191017-0106306, dated 10/15/2019, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 827 Ramsey St Unit B, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of November, 2024.

Tri Holdings, LLC

BY: Rick Wells, Authorized Representative

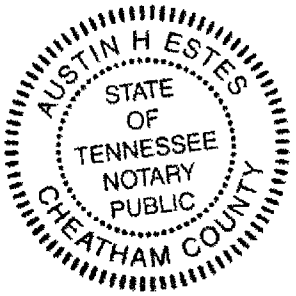
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Authorized Representative of the within named bargainor, Tri Holdings, LLC, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of Tri Holdings, LLC by the said Rick Wells as such Authorized Representative.

Witness my hand and official seal this 12th day of November, 2024.

My Commission Expires: 9.28.26

Notary Public



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 12, 2024.

Signature
November 12, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 12, 2024

Notary's Signature

My Commission Expires: 4-13-25

