BOX #14

G#37597-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,500,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 19th day of December, 2024

MBoyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1218619
12/20/2024 10 41 35 AM
Fees $13 00 Taxes $9,250 00

Davidson County
DEEDWARR
2 pgs

20241220-0099064

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
The Martin and Loraine Caratan Family Trust U/A/D August 29, 2000	**"New Owner"**	**117 10 0 071 00**
3640 Knollwood Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jian Huang and Susie I. Ching Lin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Martin and Loraine Caratan Family Truste U/A/D August 29, 2000

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS/HER SUCCESSORS IN TRUST, 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 No.4 of Block 3 on the Plan of Woodmont Estates, of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 4 of Block 3 fronts 200 feet on the southerly side of Knollwood Road and extends back 237.2 feet on its easterly line and 223.2 feet on its westerly line to a dead line, measuring 196.3 feet thereon.

BEING all of the same property conveyed to Jian Huang and Susie I. Ching Lin, husband and wife, by Quitclaim Deed dated May 25, 2018, from Solomon International, LLC, a Tennessee limited liability company, of record in Instrument No. 20180530-0051280, Register's Office for Davidson County, Tennessee. Previously conveyed to Solomon International, LLC, a Tennessee limited liability company, by Warranty Deed dated May 6, 2016, from Dudley Warner and wife, Beth G. Warner, of record in Instrument No. 20160509-0045568, said Register's Office.

THIS instrument is being executed on behalf of Susie I. Ching Lin pursuant to a Specific Power of Attorney executed by her on the 3rd day of December, 2024, of record in Instrument No. 20241220-0099063 **, Register's Office for Davidson County, Tennessee.**

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 974, Page 29, Register's Office for DAVIDSON County, Tennessee; and,

2) Taxes for the current year which have been prorated and were paid by the Grantors herein and Grantee assumes any subsequent years, not yet due and payable.

This is improved property, known as: **3640 Knollwood Road, Nashville, TN 37215**.

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 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 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 **19th** day of **December, 2024.**

Jian Huang

Susie I Ching Lin by attorney-in-fact

Susie I. Ching Lin By Jian Huang, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jian Huang,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **December, 2024.**

Notary Public

My Commission Expires: 11/19/28

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jian Huang,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on oath, acknowledged himself to be the Attorney-In-Fact for **Susie I. Ching Lin,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Susie I. Ching Lin,** for the purpose therein contained, by signing the name of **Susie I. Ching Lin,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **December, 2024.**

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY