THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249541

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2025.

Notary Public
My Commission Expires: 1/25/26

ED HUNSBERGER TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Karen Johnson Davidson County
Batch# 1225727 DEEDWARR
01/13/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250113-0002486

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tuan Sian Piang and Dim Lam Kim 3648 Donna Kay Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 134-09-0-099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah Catherine Roe-Hall and Brent Roe-Hall, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tuan Sian Piang and Dim Lam Kim, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 52, as shown on the map entitled Woodland Hills, Phase One, of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SARAH CATHERINE ROE-HALL AND BRENT ROE-HALL, WIFE AND HUSBAND, by deed from OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20191014-0104930, dated October 2, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 134-09-0-099.00.

Matters shown on the Plan of record in Plat Book 6900, pages 666-669, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 7632, page 947, said Register's Office.

This is improved property located at 3648 Donna Kay Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

24NT01438

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2025.

Sarah Catherine Roe-Hall

Brent Roe-Hall

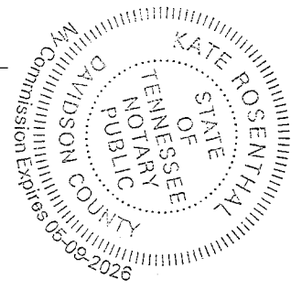
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Catherine Roe-Hall and Brent Roe-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2025.

Notary Public

My Commission Expires: 5-9-2026



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-10-2025 (date of document).

Affiant Signature

1-13-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26