This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23773-AP

Karen Johnson Davidson County
Batch# 1228722 DEEDWARR
01/22/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20250122-0004757

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2029

Notary Public
My Commission Expires: 3/20/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Carol Tiffany So Erwin Valsaquez Kho 4229 Stammers Place Nashville, TN 37215	131-11-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erwin Velasquez Kho and Carol Tiffany So, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation,** hereinafter called the Grantee(s), his/her/their heirs and assigns, 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, Section 7, Plan of Seven Hills, according to survey and plat of same appearing of record in Book 3106, page 32, to which plat reference is hereby made for a more complete and accurate description as to location and details of said lot.

Said Lot No. 4 fronts 152.0 feet on the south side of Harding Place and extends back 304.7 feet on the westerly line and 310.7 feet on the easterly line to a dead line in the rear on which it measures 173.25 feet.

Being the same property conveyed to Carol Tiffany So and Erwin Velasquez Kho, a married couple by Warranty Deed from Stephen R. Shull, Trustee of The Helen S. Shull Revocable Living Trust, dated March 25, 2020, and any amendments thereto, dated May 22, 2024, recorded May 23, 2024, of record in Instrument No. 20240523-0038579, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1205 Harding Place, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2025.

GRANTOR:

Erwin Velasquez Kho

Carol Tiffany So

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erwin Velasquez Kho, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

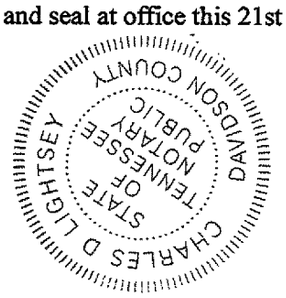
WITNESS my hand and seal at office this 21st day of January, 2025.

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol Tiffany So, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

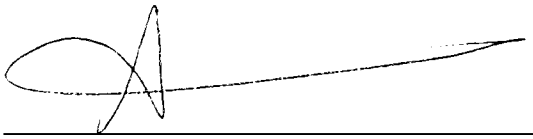
WITNESS my hand and seal at office this 21st day of January, 2025.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **1-22-2025**.



Affiant Signature — **1-22-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-22-2025**.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

