RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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

CRT File No. 250250051

Karen Johnson
Batch # 1244550
03/10/2025 10 14 40 AM
Fees $13 00 Taxes $3,441 00

Davidson County
DEEDWARR
2 pgs

20250310-0017729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $930,000.00

Affiant

Subscribed and sworn to before me, this 7th day of March, 2025

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires My Commission Expires 10/4/27

WARRANTY DEED

Address New Owner	Send Tax Bills To·	Tax Information·
Matthew David Kordowski and Cynthia Jing Chiu 200 Rolling Fork Court Nashville TN 37205	Oaktree Funding Corp., 3133 West Frye Road #205 Chandler, AZ 85226	Tax Parcel ID No 129 05 0 034.00

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, **R. Daniel Huitt Jr. and wife, Elizabeth A. Thompson,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Matthew David Kordowski and Cynthia Jing Chiu, husband and wife,** ("Grantees"), their 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 No 1 on the Plan of RESUBDIVISION LOTS 906 & 907 OF WEST MEADE FARMS SECTION XIII, of record in Plat Book 6200, Page 513, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot

Being the same property conveyed to R Daniel Huitt, Jr and wife Elizabeth A Thompson, by Warranty Deed from Caffean, Inc a Tennessee corporation, of record in Book 7232, Page 233, in the Register's Office of Davidson County, Tennessee, dated May 08, 1987, and recorded on May 11, 1987

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

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION LOTS 906 & 907 OF WEST MEADE FARMS SECTION XIII, as recorded in Plat Book 6200, Page(s) 513

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC SECTION XIII, as recorded in Plat Book 2331, Page 112

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2536, Page 505

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 11425, Page 786

This is improved property located at 200 Rolling Fork Court Nashville TN 37205

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of March, 2025

R Daniel Huitt Jr.

Elizabeth A. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, R. Daniel Huitt Jr and Elizabeth A. Thompson, 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 4th day of March, 2025

Notary Public

My Commission Expires: _____

