Prepared by
Record and Return To
Chamberlain Bartlett Title, LLC
10 Burton Hills Blvd, Suite 150
Nashville, TN 37215

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,170,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of March, 2025

NOTARY PUBLIC

My commission expires

Karen Johnson
Batch # 1254727
04/01/2025 10 34 45 AM
Fees $13 00 Taxes $8,029 00

20250401-0024532

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Alexander Hsu and Ting Yu Cheng	New Owner	131-01-2C-001 00 CO
(NAME)	(NAME)	
2309 Hobbs Road, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $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 **Bagwell Construction Co., LLC, a Tennessee Limited Liability Company and Mark T. Brown Construction, Inc, a Tennessee Corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander Hsu , a married man and Ting Yu Cheng, a married woman, as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No A on the plan of Residences at 2309 Hobbs Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Residences at 2309 Hobbs Road, a Horizontal Property Regime with Private Elements of record as Instrument No 20220914-0102327, ratified as Instrument No 20240402-0022541, and amended as Instrument No 20240402-0022542, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof

Being part of the same property conveyed to BAGWELL CONSTRUCTION COMPANY AND MARK BROWN, by deed from JANET FRANCES B TRUSTY, MARRIED, AND DAVID LAWRENCE BRINTON, SINGLE, AND SUSAN DIANE B BRACKIN, MARRIED, AS TENANTS IN COMMON, of record as Instrument No 20220428-0049080, dated April 26, 2022, said Register's Office

BAGWELL CONSTRUCTION COMPANY AND MARK BROWN conveyed said property to BAGWELL CONSTRUCTION CO AND MARK T BROWN CONSTRUCTION, INC by Quitclaim Deed of record as Instrument No 20240403-0023246, dated March 15, 2023, said Register's Office

This property is __unimproved _X_improved property known as 2309 Hobbs Road, Unit A, Nashville, TN 37215

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 28th day of March, 2025

Bagwell Construction Co, LLC

BY _____ SOLE MEMBER
Christopher Bagwell, Sole Member

Mark T Brown Construction, Inc

BY _____ PRES
Mark T Brown, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Sole Member of Bagwell Construction Co , LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co , LLC as Sole Member

Witness my hand and official seal, this the 28th day of March, 2025

Amanda Duke
Notary Public
My Commission Expires 8/16/26

AMANDA DUKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires August 16, 2026
SMITH COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Mark T Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Mark T Brown Construction, Inc , the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Mark T Brown Construction, Inc as President

Witness my hand and official seal, this the 28th day of March, 2025

Amanda Duke
Notary Public
My Commission Expires 8/16/26

AMANDA DUKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires August 16, 2026
SMITH COUNTY