Karen Johnson Davidson County
Batch# 1255801 DEEDWARR
04/02/2025 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,173.79
20250402-0025166

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250350151

KAYE J. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $587,510.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2025.

Notary Public
My Commission Expires: 9-5-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yutien Terry Wang 9689 Kaplan Ave Brentwood TN 37027	9030 Lochmere Ct. Brentwood, TN 37027	Tax Parcel ID No. 181-11-0E-018.00-CO

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, **John M. Graffam, Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yutien Terry Wang, a single man** ("Grantee"), its 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 No. 18 on the Plan of Final Plat of The Hill Property, Phase 1B of record in Plat at Instrument No. 20210818-0111925, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John M. Graffam, Trustee of The Phyllis A. Graffam Revocable Trust dated June 23, 1982 by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220630-0076013 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on June 30, 2022.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20210720-0097076 and Instrument Number 20210818-0111925, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171120-0119163 and supplemented in Instrument No. 20191018-0106855, Scrivener's Affidavit in Instrument No. 20191030-0111535, Instrument No. 20200722-0080431 and Instrument No. 20210727-0100923, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Homeowners Association of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.

Restriction for Stormwater Facilities and Systems of record in Instrument Number 20200729-0083273 (all of ph 1) and Instrument No. 20200729-0083222 (all), in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 9689 Kaplan Ave Brentwood TN 37027

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 31st day of March, 2025.

John M. Graffam, Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982

BY: _____
John M. Graffam, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Graffam, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Phyllis A. Graffam Revocable Trust dated June 23, 1982, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 31st day of March, 2025.

_____
Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28, 2026

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ March 31, 2025.

Affiant Signature

4/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026