WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1256351 DEEDWARR
04/03/2025 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20250403-0025539

File #25-PA-1733-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley Barrington and Angeline Chiang	**New Owner**	
(NAME)	(NAME)	**081 10 0 120.00**
1733 25th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ONETOCREW, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANGELINE CHIANG AND WESLEY BARRINGTON, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 48 on Map of COBB'S SUBDIVISION OF LOT NO. 6 OF HARDINGS BOSLEY TRACT, as of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the Northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the Westerly line and 154.7 feet on the Easterly line, with the Westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

Being the same property conveyed to Onetocrew LLC, A Tennessee Limited Liability Company, by Warranty Deed from Carlos Santana Matlock, A Single Person, of record in Instrument No. 20240724-0055989, in the Register's Office of Davidson County, Tennessee, dated July 22, 2024 and recorded on July 24, 2024.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COBB'S SUBDIVISION OF LOT NO. 6 OF HARDINGS BOSLEY TRACT, as recorded in Plat Book 161, Page(s) 155.

*Metropolitan Government of Nashville and Davidson County in Instrument No. 20240802-0058979.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1733 25th Avenue North, Nashville, TN 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st day of April, 2025.

OneToCrew, LLC, a Tennessee Limited Liability Company

By:_____
Gene Boros, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

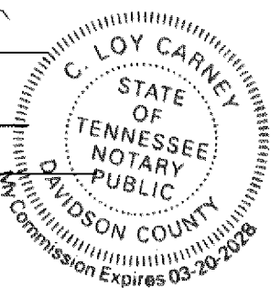
Before me, the undersigned, of the state and county mentioned, personally appeared Gene Boros, Sole Member of OneToCrew, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of OneToCrew, LLC, the within named bargainor, a Limited Liability Company, and that such Gene Boros, Sole Member of OneToCrew, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Davidson County, Tennessee, this 1st day of April, 2025.

_____
Notary Signature

Printed Name:_____

My commission expires:_____



Certificate of Authenticity

I, Ryan Lux, 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 1, 2025**.

Date

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY