WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 672,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2025

Notary Public

COMMISSION EXPIRES 10/4/27

Karen Johnson Davidson County
Batch # 1287394 DEEDWARR
06/20/2025 10 38 33 AM 2 pgs
Fees $13 00 Taxes $2,488 25

20250620-0048390

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wei Land Jang Living Trust	NEW OWNER	082-16-0-335
(NAME)	(NAME)	
802 Boscobel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John C. Wheeler, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wei Lang Jang, Trustee of Weiling Jang Living Trust,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of Lot No 124 on the Plan of J S Williams' Addition to Edgefield, of record in Book 21, page 45, Register's Office for said county, described according to a survey prepared by John Kohl, Surveyor, dated September 9, 1977, as follows

BEGINNING at a point in the southeast margin of Boscobel Street, said point being located 11 25 feet in a northeasterly direction from the common front corners of Lots 123 and 124, thence in a northeasterly direction and with the said margin of said Street, 38 75 feet to a point, the common front corners of Lots 124 and 125, thence in a line between said lots and in a southeasterly direction 175 feet to a point in the northwesterly margin of a 20 foot alley and also being the southwesterly rear corner of Lot No 125; thence with the northwesterly margin of said alley and in a southwesterly direction S0 feet to a point, the common rear corner of Lots 123 and 124, thence partially with the line between Lots 123 and 124, as shown on said survey the following distances In a northwesterly direction 81 25 feet to a point, thence in a generally northerly direction 47 8 feet to a point, thence in a northwesterly direction 47 25 feet to a point located 11 25 feet in a northeasterly direction from the common front corners of Lots 123 and 124, the point of beginning

Being the same property conveyed to Barbra A Brown, married by Warranty Deed from David Evan Scott, of record on May 24, 1996 in Book 10060, page 342, Register's Office for Davidson County, Tennessee Barbara A Brown (a/k/a Barbra A Deck) conveyed a one fifth (1/5) undivided interest to John Christopher Wheeler by Quitclaim Deed of record on June 13, 2003 as Instrument No 20000613-0058862, said Register's Office Subsequently, John Christopher Wheeler conveyed all his interest to Barbara A Deck (formerly known as Barbara A Brown and/or Barbra A Brown) by Quitclaim Deed of record on December 1, 2005 as Instrument No 20051201-0144412, said Register's Office Barbara A Brown died December 3, 2020, intestate, leaving her interst to her only heir, John C Wheeler, pursuant to the Affidavit of Heirship, filed on September 24, 2021 as Instrument No 20210924-0128892, and as Instrument No 20250620-0048388, Register's Office for Davidson County, Tennessee

Barbara A Brown, Barbara A Deck and Barbra A Brown are all one and the same person

This property is not a marital status property of the grantor, the spouse never lived in subject property

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Improved property, known as **802 Boscobel Street** **Nashville, TN** **37206**
(House Number) (Street) (P O Address) (City or Town) (State) (Postal Zip)

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, successors 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, successors 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 our hands this 17th day of June, 2025

John C. Wheeler
by Jayson Wyatt, Attorney-in-fact
John C Wheeler
By Jayson Wyatt, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of June 2025, before me personally appeared, **Jayson Wyatt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **John C. Wheeler** and acknowledged that he executed the same as the free act and deed of **John C. Wheeler**.

WITNESS my hand and seal this 13th day of June 2025

Robert L Scruggs
Notary Public

Commission Expires. _____

