This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24296-DJ

Karen Johnson Davidson County
Batch# 1288254 DEEDWARR
06/20/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250620-0048644

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 18th day of June, 2025.

Notary Public
My Commission Expires: 01/11/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Claire C. Huang 4506 Dumfries Aly Nolensville, TN 37135	New Owner	187-09-0A-256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **Stephen M. Howe and Pamela S. Howe, as Trustees of the Howe Trust dated January 3, 2017**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Claire C. Huang, an unmarried woman**hereinafter called the Grantee(s), her heirs 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 all of Lot No. 256, Phase Five, Section Two, Burkitt Village, according to survey and plat of same appearing of record in Instrument No. 20160608-0057962, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Stephen M. Howe and Pamela S. Howe, and their successors, as Trustee of the Howe Trust dated January 3, 2017 by Quitclaim Deed from Stephen M. Howe and Pamela S. Howe, husband and wife, dated October 25, 2023, recorded October 31, 2023, of record in Instrument No. 20231031-0085086, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Stephen M. Howe and Pamela S. Howe, husband and wife by Warranty Deed from Bruce Wayne Williams, Jr., a married man, dated September 25, 2023, recorded October 3, 2023, of record in Instrument No. 20231003-0077763, said Register's Office; and further, being the same property conveyed to Bruce Wayne Williams, Jr., a single person by Warranty Deed dated February 22, 2019, recorded February 28 2019, of record in Instrument No. 20190228-0018086, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **4506 Dumfries ~~Alley~~ Aly, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 13th day of June, 2025.

GRANTOR:

Howe Trust dated January 3, 2017

By: Stephen M. Howe
Stephen M. Howe, Trustee

By: Pamela S. Howe
Pamela S. Howe, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen M. Howe, Trustee and Pamela S. Howe, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of the Howe Trust dated January 3, 2017, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Lena Staggs, 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 June 13th, 2025.

Custodian's Signature

6/18/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of June, 2025.

Notary Public

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 01/11/2026