This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2025.

Notary Public
My commission expires: 10-25-27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1291547 DEEDWARR
06/30/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250630-0051119

WARRANTY DEED

Address of New Owner:
Rang K. Hniang
3469 Harborwood Cir.
Nashville, TN 37214

Send Tax Bill to:
New Owner

Tax Information:
108-12-0B 077.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAHAM ROBERT WOLFE AND ERIN CAITLIN WOLFE, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RANG K. HNIANG**, a married woman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase 1-A, Section Two, Harborview of record in Plat Book 6900, Pages 756 through 758, inclusive, as amended in Book 9096, Page 764 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 Graham Wolfe and Erin Caitlin Wolfe, husband and wife, by deed dated 10/28/2020, from William M. May and Charlotte A. May, Trustees of The May Family Revocable Living Trust dated October 27, 2008, of record in Instrument No. 20201030-0127099, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3469 Harborwood Cir., Nashville, TN 37214.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of June, 2025.

Graham Robert Wolfe

Erin Caitlin Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Graham Robert Wolfe and Erin Caitlin Wolfe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2025.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/17/25 (date of document).

Affiant Signature

6/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of JUNE, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26