Karen Johnson
Batch # 1303215
07/29/2025 10 14 56 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDWARR
3 pgs

20250729-0059714

This Instrument Prepared By: Andrew Huang at 5717 Cedar Ash Crossing, Antioch, TN 37013, Alice Huang at 5717 Cedar Ash Crossing, Antioch, TN 37013

Mail Tax Notice to: Alice Huang as trustee of The Andrew C. M. Huang and Alice H. Huang Revocable Living Trust, 5717 Cedar Ash Crossing, Antioch, TN 37013

Parcel Number: 164-09-0 008.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Andrew Huang, of 5717 Cedar Ash Crossing, Antioch, TN 37013 and Alice Huang, of 5717 Cedar Ash Crossing, Antioch, TN 37013, a married couple, (collectively the "Grantor"), for and in consideration of 10 00 Dollars, does hereby sell, remise, release, and convey, with general warranty covenants, unto Andrew Huang and Alice Huang as trustees of The Andrew C. M. Huang and Alice H. Huang Revocable Living Trust, dated July 29, 2025, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee·

Land in Davidson County, Tennessee, being Lot No 279 on the Plan of Asheford Crossing, Section One Revised lots 277, 278, and 279 of record in Book 8250, page 533 Register's Office for said County.

Said Lot No. 279 fronts 50.00 feet on the northerly margin of Cedar Ash Crossing and extends Back 150.26 feet on the westerly lines and 135.65 feet on the easterly line to a dead line in the rear, measuring 78.50 feet thereon

Being the same property conveyed to Andrew Huang and wife Alice Huang by deed of record instrument number 20030701-0090726, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 533, said Register's Office, which Plan shows a from 10 foot easement for public utility purposes along the rear line, and a 7.5 foot public utility and drainage easement located on the easterly side line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southwesterly front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Bylaws Book 9651, page 925, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5717 Cedar Ash Crossing, Antioch, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons

IN WITNESS WHEREOF the Grantor has executed this instrument this 29th day of July, 2025.

Andrew Huang

Alice Huang

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Morgan Burns, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Andrew Huang, and Alice Huang, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this Warranty Deed, and acknowledged that they executed this Warranty Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 29th day of July, 2025

Notary Public, the State of Tennessee

County of Davidson

My commission expires. 05/03/2027

MORGAN BURNS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Alice Huang, Affiant
Subscribed and sworn before me this the 29th Day of July, 2025.
D. Allen, Deputy Register