Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Sutton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of July, 2025

(Affix Seal) Notary Public

My Commission Expires

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1304968
08/01/2025 11 02 05 AM
Fees $13 00 Taxes $1,239 50

Davidson County
DEEDWARR
2 pgs

20250801-0061101

SE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners	Send Tax Bills To	Tax ID#:
Xinyan Ye and Lauren Elizabeth Anderson 423 Huntington Ridge Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 161-11-0A-071 00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Tyler Macourek, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Xinyan Ye and Lauren Elizabeth Anderson, husband and wife**, hereinafter called the GRANTEE, their heirs 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 71 on the Plan of Huntington on Ridge Townhouses of record in Plat Book 4675, Page 9, as revised in Plat Book 9700, Page 846,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 Joseph Tyler Macourek, a single man by Warranty Deed from Taryn Elise Hill and husband, Jackson Sprayberry of record in Instrument No 20200214-0016917 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on February 14, 2020

Being the same property conveyed to DWAI Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed from Joseph Tyler Macourek, and wife, Meghan Macourek of record in Instrument No 20240712-0052398 Register's Office for Davidson County, Tennessee, dated July 02, 2024 and recorded on July 12, 2024 and Scrivener's Affidavit recorded on February 14, 2025 and recorded In Instrument No 20250214-0011198

Being the same property conveyed to Joseph Tyler Macourek, a married man by Quitclaim Deed from DWAI Holdings, LLC, a Tennessee limited liability company of record in Instrument No 20250616-0046556 Register's Office for Davidson County, Tennessee, dated June 02, 2025 and recorded on June 16, 2025

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record Joining in this conveyance is the Grantor's spouse, Margaret Macourek, also known as Meghan Macourek, for the sole purpose of conveying all of her rights, title, and interest in the property Margaret Macourek and Meghan Macourek are one and the same person

This is improved property known as 423 Huntington Ridge Drive, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Effective the 29 day July, 2025.

Joseph Tyler Macourek

Joseph Tyler Macourek

Margaret Macourek

~~Meghan~~ Macourek MTM
Margaret

STATE OF NC
COUNTY OF Mecklenburg

On this 29th day of July, 2025, before me personally appeared Joseph Tyler Macourek and ~~Meghan~~ Margaret MTM Macourek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2025.

Tammie M Hibbert

Notary Signature
My commission expires: 07/10/2029

