This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24561-AP

Karen Johnson Davidson County
Batch# 1311349 DEEDWARR
08/18/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250818-0065712

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

David Hua Huang
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission Expires: 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Hua Huang Ana Catalina Delgado 1412 W. Running Brook Rd. Nashville, TN 37209	NEW OWNERS 1412 W. Running Brook Rd. Nashville TN 37209	114-7-B-146.00

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, I/we, **Paul Mattingly, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David Hua Huang and Ana Catalina Delgado, husband and wife**, hereinafter called the Grantee(s), his/her/their 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. 28, Section Six, Addition to Westchase, according to survey and plat of same appearing of record in Instrument No. 20050617-0069470, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Paul Mattingly, an unmarried man by Warranty Deed from An Quoc Nguyen and Quynhmai T Nguyen, husband and wife and Quynhthu Phuoc Nguyen, unmarried, dated March 24, 2023, recorded March 27, 2023, of record in Instrument No. 20230327-0022051, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1412 West Running Brook Road, Nashville, TN 37209**

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 11th day of August, 2025.

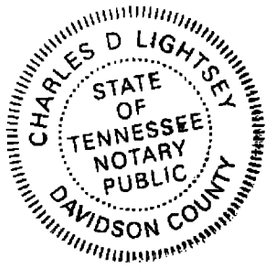
GRANTOR:

Paul Mattingly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Mattingly, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2025.



Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, Holly A. Mason, 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 August 15, 2025.

Affiant Signature

8/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of August, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026