WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

B-SH-25-4048-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Chino Prum and Anita Moeung	**Ascend Federal Credit Union**	
(NAME)	(NAME)	**150 04 0 045 00**
4048 Lancashire Drive	**1611 N. Jackson St.**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Tullahoma, TN 37388**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ACE HOLDINGS, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHINO PRUM, AN UNMARRIED MAN, AND ANITA MOEUNG, AN UNMARRIED WOMANS** TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 544 on the Plan of SECTION ONE-B KENSINGTON OF PRIEST LAKE of record in Plat Book 6250, Page 150, 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 ACE Holdings, GP, by Warranty Deed from Floy Neal, Unmarried, of record in Instrument No 20250327-0023002, in the Register's Office of Davidson County, Tennessee, dated March 21, 2025 and recorded on March 27, 2025

Being the same property conveyed to Floy L Neal, Unmarried, by Quitclaim Deed from Kenneth Dewayne Neal, Unmarried, of record in Instrument No 20250327-0023001, in the Register's Office of Davidson County, Tennessee, dated March 24, 2025 and recorded on March 27, 2025 Kenneth Dewayne Neal hereby conveys any and all interest in and to said property pursuant to final Decree of Divorce, Docket #24D1085, in the Circuit Court of Davidson County, Tennessee

Being the same property conveyed to Floy Lovell, by Warranty Deed from Ribo, LLC, a Tennessee limited liability company, of record in Instrument No 20110715-0054337, in the Register's Office of Davidson County, Tennessee, dated July 13, 2011 and recorded on July 15, 2011 Floy Lovell is known as Floy Neal

This conveyance is subject to.

- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE-B KENSINGTON OF PRIEST LAKE, as recorded in Plat Book 6250, Page(s) 150
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6386, Page 65
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4048 Lancashire Drive, Antioch, Tennessee 37013.**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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

Karen Johnson Davidson County
Batch # 1313495 DEEDWARR
08/21/2025 02 55 15 PM 2 pgs
Fees $13 00 Taxes $1,646 50
20250821-0067146

Witness my/our hand(s) this the 20th DAY OF AUGUST, 2025.

Ace Holdings, GP

BY _____
Joseph M Roberts, III
Partner

BY _____
Cade Uehling
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M ROBERTS, III, signing for ACE HOLDINGS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of ACE HOLDINGS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of August, 2025

_____
Notary Public
My Commission Expires. 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CADE UEHLING, signing for ACE HOLDINGS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of ACE HOLDINGS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 20th of August, 2025

_____
Notary Public
My Commission Expires. 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212