WARRANTY DEED

Karen Johnson
Batch # 1315381
08/27/2025 11 36 06 AM
Fees $13 00 Taxes $2,072 00

Davidson County
DEEDWARR
2 pgs

20250827-0068621

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SIXTY THOUSAND AND 00/100 ($560,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
JACK HUA (NAME)	NEW OWNER (NAME)	181 07 0A 061.00
9420 KAPLAN AVENUE BRENTWOOD, TN 37027 (ADDRESS)	Same (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 26th day of August, 2025, the undersigned, **ANDREW ENOS, AN UNMARRIED MAN, AND KENDALL ENOS, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JACK HUA, A SINGLE PERSON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **9420 KAPLAN AVENUE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 61 on the Plan of AUTUMN VIEW FORMERLY BRINKLEY PROPERTY SUBDIVISION PHASE ONE, of record in Plat Instrument No 20171117-0118274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description

Being the same property conveyed to Andrew D Enos and Kendall Enos, husband and wife, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20181017-0102851, in the Register's Office of Davidson County, Tennessee, dated October 09, 2018, and recorded on October 17, 2018

On or around April 30th, 2025, Andrew Enos and Kendall Enos filed for Divorce in Davidson County, Tennessee, please reference Case No 24D1421

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following.

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, this instrument has been executed this 26th day of August, 2025.

GRANTOR: ANDREW ENOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANDREW ENOS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence

WITNESS my hand, at office, on this 26th day of August, 2025

Notary Public

My Commission Expires



GRANTOR: KENDALL ENOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KENDALL ENOS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 26th day of August, 2025

Notary Public

My Commission Expires

