THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952089** Karen Johnson Davidson County Batch# 1329591 DEEDWARR 10/02/2025 01:57:30 PM 3 pgs Fees: $18.00 Taxes: $2,479.00 20251002-0078624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2025. Notary Public My Commission Expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cherry Hua-Hsiang Yu 535 Croley Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090 16 0H 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lachlan J. Watkins and Sarah-Emma E. Watkins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cherry Hua-Hsiang Yu, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 535 (also shown as "Unit B") on Exhibit B of the Declaration of Covenants, conditions and restrictions for 533 & 535 CROLEY DRIVE COMMONS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, recorded in Instrument No. 20171213-0126999, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Lachlan J. Watkins and Sarah-Emma E. Watkins, husband and wife, by Warranty Deed from Phillip M. Stinson, married, of record in Instrument No. 20181218-0122766, in the Register's Office of Davidson County, Tennessee, dated December 17, 2018, and recorded on December 18, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CROLYWOOD SUBDIVISION, SECTION II, as recorded in Plat Book 1130, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171213- 0126999.

This is improved property located at 535 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of October, 2025.

Lachlan J. Watkins By Ryan Dieck, Attorney in Fact
Lachlan J. Watkins
By: Ryan Dieck, Attorney in Fact

Sarah-Emma E. Watkins By Ryan Dieck, Attorney in fact
Sarah-Emma E. Watkins
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Lachlan J. Watkins and Sarah-Emma E. Watkins and that he is authorized by Lachlan J. Watkins and Sarah-Emma E. Watkins to execute this instrument on their behalf.

WITNESS my hand, at office, this 1st day of October, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 2, 2025 (date of document)

Regina Sullo

Affiant Signature

October 2, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 2 day of October, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

