THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 25-5293
Parcel ID: 161-06-0A-177.00

Property Address:
1320 Crown Point Place, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1332017 DEEDWARR
10/08/2025 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20251008-0080398

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Old National Bank
One main St.
Evansville, IN 47708

Address of New Owner:
Dan Hu
1320 Crown Point Pl.
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **KATIE CARPENTER (fka KATIE JONES), a married woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DAN HU, a single woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson,** State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 177 on the Plan of Oakhill Townhomes, Phase 3, Lot 3 as shown Exhibit "A-1" to the second Supplemental Declaration to Declaration of Protective Covenants, Conditions retractions and Easements for Oakhill town homes of record in Plat at Instrument No. 20080709-0070601, 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 KATIE JONES, by Deed dated April 5, 2022 from SARAH ELIZABETH JONES CLARK, married, recorded April 6, 2022, in Instrument Number 20220406-0039682, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1320 Crown Point Place, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2025 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20080605-0058042, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement as contained in Instrument Number 20070205-0014422 and Instrument Number 20070404-0040188, Register's Office for Davidson County, Tennessee.

4. Quitclaim Deed to Homeowners Association for Common Area as contained in Instrument Number 20080909-0092190, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Instrument Number

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20070614-0071397, Instrument Number 20080325-0030014 and Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

WYATT CARPENTER, husband of KATIE CARPENTER joins in this conveyance for the purpose of relinquishing any right, title or interest he may have in said real estate by virtue of his marriage to KATIE CARPENTER.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 7th day of October, 2025.

KATIE CARPENTER

WYATT CARPENTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named KATIE CARPENTER and WYATT CARPENTER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7th day of October, 2025.

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $399,000.00.

Affiant

SWORN TO and subscribed before me on this 7th day of October, 2025.

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3-20-28

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Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/7/2025. (date of document).

Affiant Signature

10-8-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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