THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952193

Karen Johnson Davidson County
Batch # 1337407 **DEEDWARR**
10/23/2025 10 14 52 AM 2 pgs
Fees $13 00 Taxes $14,800 00

20251023-0084446

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is· $4,000,000 00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2025

Notary Public
My Commission Expires

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Qing Wang Tan Living Trust 328 White Swans Crossings Nashville TN 37215	New Owner	Tax Parcel ID No 158 11 0A 004 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, **MSMS Properties Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Qing Wang Tan Living Trust**, ("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 Lot No. 4 on the Final Plat of CAMBRIDGE DOWNS SUBDIVISION of record as Instrument No 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to MSMS Properties Trust, by Warranty Deed from Catalyst Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220516-0055865, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022, and recorded on May 16, 2022

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 CAMBRIDGE DOWNS SUBDIVISION, as recorded in Instrument No. 20050727-0087930.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050727-0087931 as amended in Instrument No 20130507-0045867 and Instrument No. 20200522-0053641.

Charter for Cambridge Downs Owners' Association, Inc recorded as Instrument No 20050714-0081979.

Rights of upper and lower riparian owners to the flow of the waters of the Retention Detention pond, free from diminution or pollution

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Retention Detention pond.

This is improved property located at 328 White Swans Crossings Nashville TN 37215

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 22nd day of October, 2025.

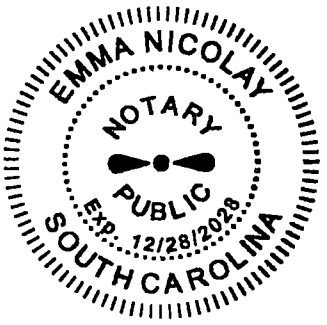
MSMS Properties Trust

By: _____
John T. Moses, Trustee

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T Moses, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The MSMS Properties Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of October, 2025



_____
Notary Public