WARRANTY DEED

Karen Johnson Davidson County
Batch# 1338542 DEEDWARR
10/27/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,871.20
20251027-0084978

STATE OF TENNESSEE
COUNTY OF [redacted] WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED SEVENTY SIX THOUSAND AND 00/100 (776,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

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)
Suzanne Stearns and Christopher Stearns (NAME)	**NEW OWNER** (NAME)	**082 13 0E 118.00**
350 Harrison Street Nashville, TN 37219 (ADDRESS)	416 W. Joyce Ln. Arnold, MD 21012 (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 23rd day of October, 2025, the undersigned, **SHIH-MING LUKE, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SUZANNE STEARNS AND CHRISTOPHER STEARNS, WIFE AND HUSBAND,** 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 **350 HARRISON STREET, NASHVILLE, TN 37219** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 118 with all rights and appurtenances thereto belonging as set out in the Master Deed of DISTRICT LOFTS, a Condominium Development recorded as Instrument No. 20080104-0001256, and Surveyors Certificate of Correction in Instrument No. 20080111-0003637, as amended in Instrument No. 20080609-0059308, Instrument No. 20230502-0032462 and Instrument No. 20230502-0032527, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Shih-Ming Luke, a married man, by Warranty Deed from Kyle Wright, a married man, of record in Instrument No. 20211230-0171987, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021, and recorded on December 30, 2021.

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 23rd day of October, 2025.

GRANTOR: Shih-Ming Luke

STATE OF California
COUNTY OF Santa Clara

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Personally, appeared before me, a Notary Public of the aforesaid authority, **Shih-Ming Luke**, 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 23rd day of October, 2025.

Notary Public

7/8/29
My Commission Expires

T. H. TRAN
COMM. #2522829
Notary Public - California
Santa Clara County
My Comm. Expires July 8, 2029

202510270084978

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/23/25 (date of document).

10/24/25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/24, 2025.

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal