WARRANTY DEED

Karen Johnson Davidson County
Batch# 1339240 DEEDWARR
10/29/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20251029-0085971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$165,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES: 5.9.26

(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Russell Bennett, Trustee of 550 Harding Unit A-103 Title Holding Trust dated October 24, 2025	William Russell Bennett, Trustee of 550 Harding Unit A-103 Title Holding Trust dated October 24, 2025	
(NAME) 550 Harding Pl Apt A103	(NAME) 39 Halsey Drive	147 02 0B 003.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Greenwich, CT 06870	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WONG & YING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM RUSSELL BENNETT, TRUSTEE OF 550 HARDING UNIT A-103 TITLE HOLDING TRUST DATED OCTOBER 24, 2025,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A-103, as established by a Master Deed of record in Book 6188, page 744 and amendments recorded in Instrument Nos. 20070509-0055551 and 20071011-0120947, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed, Reference is hereby made to the Plan of CALDWELL COURT CONDOMINIUM APARTMENTS of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Being the same property conveyed to Wong & Ying, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Qianlu Ying, a married person, of record in Instrument No. 20220126-0009564, in the Register's office of Davidson County, Tennessee, dated January 21, 2022 and recorded on January 26, 2022.

Being the same property conveyed to Qianlu Ying, married, by Warranty Deed from Sogra Sadhi McGuire, unmarried, of record in Instrument No. 20200826-0096927, in the Register's office of Davidson County, Tennessee, dated August 14, 2020 and recorded on August 26, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 550 Harding Pl Apt A103, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, Its successors, heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of October, 2025

Wong & Ying, LLC,
a Tennessee Limited Liability Company

BY: _____
Qianlu "Lily" Ying, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Qianlu "Lily" Ying, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be President of Wong & Ying, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company and that she as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as President.

Witness my hand and official seal this 24th day of Oct, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires 10/4/27

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-24-25.

Affiant Signature 10-24-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of October, 2025.

Notary Signature

My Commission Expires: 5-9-26

