THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P25-8871-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000 00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson
Batch # 1339256
10/29/2025 09 58 42 AM
Fees $13 00 Taxes $2,590 00
Davidson County
DEEDWARR
2 pgs
20251029-0085996

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Weiling Jang Living Trust	New Owner	
800 Boscobel Street	12522 Circula Panorama Place	082-16-0-334.00
Nashville, TN 37206	Santa Ana, CA 92705	
(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, WE,

James P. Damato, Trustee of the James P. Damato Living Trust dated April 4, 2017

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Weiling Jang Living Trust dated June 12, 2024, and any amendments thereto

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 123 and the northwest corner of Lot No. 124 on the Map of J S Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made April 21, 1945, by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence with the margin of the same easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence along the east line of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to James P. Damato by Warranty Deed from Walter A. Parker and wife, Teresa L. Parker of record in Instrument No. 20050324-0032277 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 24, 2005.

Being the same property conveyed to James P. Damato, Trustee of the James P. Damato Living Trust, established by the Revocable Trust Agreement of James P. Damato dated April 4, 2017, as amended and restated from time to time by Quitclaim Deed from James P. Damato of record in Instrument No. 20170426-0041097 Register's Office for Davidson County, Tennessee, dated April 4, 2017 and recorded on April 26, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ✓ improved property known as **800 Boscobel Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this the 28 day of October, 2025.

James P. Damato Living Trust dated April 4, 2017

BY: JP Damato
James P Damato, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James P. Damato Living Trust dated April 4, 2017,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of October, 2025

My Commission expires: HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary Public