Karen Johnson Davidson County
Batch# 1339451 DEEDWARRSP
10/29/2025 02:30:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251029-0086165

This Instrument Prepared By:
Robert Baugh, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

STATE OF Alabama
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$145,600.00~~ Exempt - KAS

Affiant: _____
Yuhling Connie Hwang

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2025.

_____
Notary Public

My Commission Expires: May 2, 2027

NOTE: The Yuhling Connie Hwang Management Trust dated September 4, 2025, is a revocable living trust.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION AND OTHER INFORMATION PROVIDED BY GRANTOR FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.

Address of New Owner of Property:	*Send Tax Bills To:*
Yuhling Connie Hwang, as Trustee of the Yuhling Connie Hwang Management Trust dated September 4, 2025 3145 Long Blvd Nashville, TN 37203	Yuhling Connie Hwang, as Trustee of the Yuhling Connie Hwang Management Trust dated September 4, 2025 3145 Long Blvd Nashville, TN 37203
Map & Parcel No.: 104 02 3L 005.00	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **YUHLING CONNIE HWANG**, a married woman, and joined by her husband, **SHIUHLON DUNCAN CHEN** ("**Grantor**"), whose mailing address is 3145 Long Blvd, Nashville, TN 37203, has bargained and sold and does hereby transfer and convey unto **YUHLING CONNIE HWANG, OR ANY SUCCESSOR(S), AS TRUSTEE OF THE YUHLING CONNIE HWANG MANAGEMENT TRUST DATED September 4, 2025, AS AMENDED AND/OR RESTATED** ("**Grantee**"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee, and described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.

This is improved property known as 3145 Long Blvd, Nashville, TN 37203.

Being the same property described in and conveyed to Yuhling Connie Hwang under Warranty Deed from Roger D. Osborne and Greta Osborne, dated March 28, 2023, and recorded as Instrument No. 20230405-0024919, in the Register's Office of Davidson County, Tennessee.

This conveyance is being made subject to any easements, covenants, restrictions, rights-of-way and building setback lines of record in the Register's Office of Davidson County, Tennessee, and taxes for the current year and subsequent years not yet due and payable, all of which the Grantee hereby assumes and agrees to pay.

TO HAVE AND TO HOLD the Property, together with all the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has good right to sell and convey the same.

AND Grantor does further covenant and bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS -

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 4th day of September, 2025.

Grantor:

YUHLING CONNIE HWANG

SHIUHLON DUNCAN CHEN

STATE OF Alabama)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **YUHLING CONNIE HWANG**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of September, 2025.

[NOTARIAL SEAL]

KIMBERLY L. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires May 2, 2027

STATE OF Alabama)
:
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **SHIUHLON DUNCAN CHEN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of September, 2025.

[NOTARIAL SEAL]

KIMBERLY L. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires May 2, 2027

Exhibit "A"

Property Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5, on the plan of Mason Rowhouses, a Horizontal Property Regime with Private Elements, established pursuant to

the Declaration of Covenants, Conditions and Restrictions establishing Mason Rowhouses, a Horizontal Property Regime, of record in Instrument No. 20150728-0074250, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Tennessee Certification of Electronic Document

I, K. Ashley Sneath, 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 September 4, 2025 (date of document).

K. Ashley Sneath
Affiant Signature

09/04/2025
Date

State of Alabama

County of Jefferson

Sworn to and subscribed before me this 4th day of September, 2025.

Kimberly L Smith
Notary's Signature

MY COMMISSION EXPIRES: May 2, 2027

NOTARY'S SEAL

