This Instrument Prepared By:

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222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 1340127 DEEDWARR
10/30/2025 08:27:30 AM 4 pgs
Fees: $23.00 Taxes: $4,902.50
20251030-0086272

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map(s) & Parcel No(s).*
The Association for Guidance, Aid, Placement, and Empathy 4555 Trousdale Drive Nashville, Tennessee 37204	Same	132-16-0-123.00

THIS **GENERAL WARRANTY DEED** is made as of the 29th day of October, 2025, between **THE SHIAO'S COMPANY**, as grantor and being the "***Grantor***", and **THE ASSOCIATION FOR GUIDANCE, AID, PLACEMENT, AND EMPATHY**, a Tennessee nonprofit corporation, as grantees and being collectively the "***Grantee***":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee, the real property described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 4571 Trousdale Drive, Nashville, Tennessee 37204.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, their heirs and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

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IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:
THE SHIAO'S COMPANY,
a Tennessee corporation

Lihbin Shiao, Authorized Signer

STATE OF CALIFORNIA
COUNTY OF Alameda

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lihbin Shiao with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Authorized Signer of The Shiaos Company, the within named bargainor, and that she as such Authorized Signer, executed the foregoing instrument for the purposes therein contained, by signing the name of The Shiao's Company by herself as Authorized Signer.

WITNESS my hand and official seal at office this 27th day of October, 2025.

Notary Public

MONIQUE HIGHBAUGH
COMM. #2514387
Notary Public - California
Alameda County
My Comm. Expires Mar. 14, 2029

My Commission Expires: 03/14/2029

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,325,000.00.

Affiant

Subscribed and sworn to before me this 29 day of October, 2025.

Notary Public

My Commission Expires: 7/2/29

AMELIA BYARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

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EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Grassmere, Section Five of record in Plat Book 6900, Page 302, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Shiao's Company by Warranty Deed from Third National Bank as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee of the NCNB Real Estate Fund of record in Book 7235, Page 489, Register's Office for Davidson County, Tennessee, dated May 13, 1987 and recorded on May 13, 1987.

Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 October 29, 2025 (date of document).

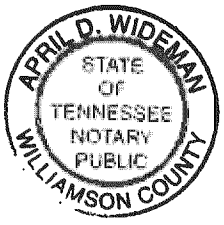
Affiant Signature

October 29, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of October, 2025.



NOTARY'S SEAL

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026