Karen Johnson Davidson County
Batch# 1342452 DEEDWARRSP
11/06/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20251106-0088485

Prepared by & After Recording Return To:
Highland Title, LLC
879 GreenLea Blvd, Suite 102

Gallatin, TN 37066

File No. 2025-0575

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 30 day of October, 2025.

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public:
My commission expires: 6/20/28

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Deming 4657 Hessey Road Mt Juliet, TN 37122	NEW OWNER	084-12-0-077.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas W. Lawless, Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Deming, married**, hereinafter called the Grantees, their successors 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. 20, on the Plan of Nicholhurst, not of record, and described according to a survey by S. E. Davis, Surveyor, November 24, 1945, and further described according to a survey by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License Number 1673, dated April 27, 1999. BEGINNING on the easterly margin of Fairway Drive at a point 205.3 feet northerly from the northeast of said Fairway Drive and Selma Avenue, said point being the northwest corner of Lot No. 21 on the said unrecorded plat; thence with the northerly line of said Lot No. 21 and Lot No. 23 eastwardly 215.2 feet to a point in the westerly line of Lot No. 24 on said plan; thence with the westerly line of said lot northwardly 100 feet; thence North 86° 30" West 189.1 feet to the easterly margin on said Fairway Drive; thence with the easterly margin of said Drive, southwardly 103.7 feet to the beginning.

BEING the same property conveyed to Ching Wong, an unmarried man, by Warranty Deed from Daniel Massey and Beverly Massey, husband and wife, dated 5/11/2007 and recorded 5/15/2007 in Instrument No. 20070515-0058288, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX___) improved (____) unimproved property, known as: 27 Fairway Drive, Nashville, TN 37214

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, in his capacity and pursuant to the Order appointing the same as the Receiver and only for such time as the Receiver was appointed and vested with the said Property. The Grantor is the holder of the Property by virtue of an Order of the Chancery Court of Tennessee, Davidson County, Tennessee **in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I** in the Grantor's capacity of Receiver and FURTHER OR OTHERWISE. The Property is transferred and demised 'AS IS, WHERE IS AND WITH ALL FAULTS, WITHOUT ANY WARRANTIES OF ANY KIND, NATURE OR OTHERWISE.

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 30th day of October, 2025.

Thomas W. Lawless appointed Receiver

Thomas W. Lawless, Appointed Receiver

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 **Thomas W. Lawless**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I**, authorizing him to execute this instrument on its behalf as such appointed receiver.

Witness my hand, this 30th day of October, 2025

Rodrigo Rivas

Notary Public

My Commission expires: _____

Rodrigo Rivas
Commission Expires
May 3, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 10/30/25.

Date

Affiant Signature

11/6/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of November, 2025.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

