THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152677** Karen Johnson Davidson County Batch# 1353780 DEEDWARR 12/04/2025 10:43:30 AM 3 pgs Fees: $18.00 Taxes: $2,719.50 20251204-0096408	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 1st day of December, 2025. Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

Address New Owner: Cameron Clark and Taylor Preston, and Watson Gerould Clark, IV 703 B Skyview Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-07-3A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Yi-Shin Wang, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Preston and Cameron Clark, husband and wife, and Watson Gerould Clark, a married man, as tenants in common with rights of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 703 A & B Skyview Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 703 A & B Skyview Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160405-0032389, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JENNIFER YI-SHIN WANG, by deed from THOMAS SCHOEN AND DANIELLE SCHOEN, HUSBAND AND WIFE, of record in Instrument No. 20190904-0089051, dated September 3, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 083-07-3A-002.00 CO.

Matters shown on the Plan of record in Plat Book 1424, page 45, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160405-0032389, said Register's Office.

This is improved property located at 703 B Skyview Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2025.

Jennifer Yi-Shin Wang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Yi-Shin Wang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Certificate of Authenticity

I Adde Dilworth, 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 **December 1, 2025**.

Date

Affiant Signature — **12/3/2025** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **3rd** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)