Karen Johnson Davidson County
Batch # 1365110 DEEDWARR
01/05/2026 12:09:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000324

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 10
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 161 04 0 051.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HOA TAN	*	Hoa Tan
PEI PEI HO	*	Pei Pei Ho
307 April Lane	*	5713 Chadwick Lane
Nashville, TN 37211	*	Brentwood, TN 37027

The **GRANTORS, PEI PEI HO and HOA TAN,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

HOA TAN and wife, PEI PEI HO,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot Number 11 on the Plan of April Lane Subdivision of record in Plat Book 2330, page 132, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to PEI PEI HO and HOA TAN by Warranty Deed of record at Instrument No. 20051216-0151097 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications or amendments thereto.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantors do hereby covenant with said Grantees or any Successor Grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17th day of December, 2025, by the undersigned.

PEI PEI HO

HOA TAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **PEI PEI HO** and **HOA TAN,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-2-2026

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 17th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2026