Karen Johnson Davidson County
Batch # 1365110 DEEDWARR
01/05/2026 12:09:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260105-0000326

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 1
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 160 16 0A 013.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
HOA TAN or	*	Hoa Tan
PEI PEI HO, Trustees of the	*	Pei Pei Ho
TAN-HO REVOCABLE LIVING TRUST	*	5713 Chadwick Lane
5713 Chadwick Lane	*	Brentwood, TN 37027
Brentwood, TN 37027	*	

The GRANTORS, **HOA TAN and wife, PEI PEI HO,** as tenants by the entirety, 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 or PEI PEI HO, Trustees of the
TAN-HO REVOCABLE LIVING TRUST, dated December 17, 2025

The TAN-HO REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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

> Land in Davidson County, TN, being Lot No. 24 on the Plan of Section One, Montgomery Place, of record in Book 7900, Page 708 and corrected in Book 9380, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to HOA TAN and wife, PEI PEI HO, by Warranty Deed of record at Instrument No. 00009729-0000311 in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 9307, Page 681; Easements in Book 7859, Page 371; Book 7322, Page 326; Book 7322, Page 341; Book 7322, Page 344; Book 6994, Page 909; Book 8175, Page 804; Charter in Book 9307, Page 676; PUD Boundary of Montgomery Place Subdivision in Book 8250, Page 237, and all matters shown on the Plan of Record in said Register's Office.

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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees 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 TRUSTEES OR ANY SUCCESSOR TRUSTEES 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.

HOA TAN

PEI PEI HO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **HOA TAN and PEI PEI HO,** 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 3-2-2028

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

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: _____

