WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371365 DEEDWARR
01/21/2026 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20260121-0004857

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 2,200,000.00.

x _____
Affiant

Subscribed and sworn to before me, this the 16th day of January, 2026.

_____
Notary Public

My commission expires: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Chance Matthew Kornuth and Yang Tai Kornuth	JP Morgan Chase	102-12-0-022
6718 Fleetwood Drive	2500 Westfield Dr. Floor 2-1	
Nashville, TN 37205	Elgin, IL 60124	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jian Huang, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chance Matthew Kornuth and Yang Tai Kornuth, a married couple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land situate and lying in David County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 132, on the Plan of Horton Heights, Section VI, of record in Plat Book 2133, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 132 fronts 111 feet on the northerly side of Fleetwood Drive and extends back between lines, 315.3 feet on the easterly side and 345 feet on the westerly side to a dead line in the rear, on which t measures 147.3 feet.

Being the same property conveyed to Jian Huang, a Married Man by Warranty Deed dated September 21, 2020 from Kenneth Karl Altom, Jr. and Pamela Aileen Meadows Altom, Trustees of the Altom Family Revocable Living Trust Dated May 30, 2018, of record in Instrument No. 20201005-0114523, Register's Office for Davidson County, Tennessee.

The above-described property is not the marital residence of the Grantor.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.

1. Subject to all matters as shown on the Plan of record in Plat Book 2133, page 24, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill, of record in Instrument No. 20240213-0010086, said Register's Office.

This is improved property, known as 6718 Fleetwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 16th day of January, 2026.

Jian Huang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jian Huang, a married man the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2026.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of January, 2026.

Affiant Signature
Date 1.16.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

