20251491R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $2,650,000.00. Affiant Subscribed and sworn to before me, this the 30th day of January, 2026. Notary Public My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch # 1374779 DEEDWARR
02/02/2026 03:07:34 PM 2 pgs
Fees: $13.00 Taxes: $9,805.00
20260202-0007075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Roawen Chen and Cheryl Kung	New owner	**157-08-0A-037.00-CO**
114 Middleton Circle		
Nashville, TN 37215		

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

Kimberly S. Neible and Stephen K. Neible, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roawen Chen and Cheryl Kung, Trustees, or their successors in interest, of the Kunple Trust dated January 24, 2014 and any amendments thereto

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, Being Lot No. 37, on the Plan of 3rd Revision, Middleton, a Residential Planned Unit Development, of record in Book 6900, page 900, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Kimberly S. Neible and husband, Stephen K. Neible by Warranty Deed from Alan Looney and wife, Heather Looney of record in Instrument No. 20110502-0033397 Register's Office for Davidson County, Tennessee, dated April 27, 2011 and recorded on May 02, 2011.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 114 Middleton Circle, Nashville, TN 37215.

[signatures appear on the following page]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, 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 HANDS EFFECTIVE AS OF 30th day of January, 2026:

Kimberly S. Neible 1-22-24

Kimberly S. Neible

Stephen K. Neible 1-22-24

Stephen K. Neible

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Kimberly S. Neible and Stephen K. Neible, 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, at office, this the 30th day of January, 2026.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY