WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 1382756 DEEDWARR
02/19/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20260219-0013190

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1590-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Micah Kaleem Chiang and Jenna Ann Chiang	CMG Mortgage, Inc. dba CMG Home Loans	092 09 0 258.00
(NAME) 2705 Augusta Lane	(NAME) 3160 Crow Canyon Road Suite 400	
(ADDRESS) Arlington, TX 76012	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Sixty-Five Thousand And No/100 Dollars ($865,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL DENT NUNNALLY AND CATHERINE SMITH NUNNALLY, FKA CATHERINE SMITH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAH CHIANG AND JENNA CHIANG, HUSBAND AND WIFE,** 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:

The following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 108-A on the Plan of Zone Lot Division of Lot Nos. 107 and 108, W.R. Wilson Subdivision of record in Plat Book 6200, Page 730 amending Plat Book 332, Page 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Dent Nunnally and Catherine Smith, husband and wife, as tenants by the entirety, by Quit Claim Deed from Michael Dent Nunnally and Catherine Smith, husband and wife who both acquired title as single, as tenants in common with the right of survivorship, dated

10/13/2021, and recorded on 10/25/2021, of record in Instrument Number 20211025-0142653, in the Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 409A N 35th Avenue, NASHVILLE, TN 37209

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of February, 2026.

Michael Dent Nunnally

Catherine Smith Nunnally

State of Tennessee
County of Davidson

On this 18th day of February, 2026, before me personally appeared Michael Dent Nunnally and Catherine Smith Nunnally, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of February, 2026.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 18 day of February, 2026.

Affiant Signature

Date 2.18.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

