Karen Johnson Davidson County
Batch# 1402179 DEEDWARR
04/06/2026 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20260406-0027403

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Benjamin Yong Kong Tan and Aimee Joy Tan 2505 Shadow Lane Nashville, TN 37216	Benjamin Yong Kong Tan and Aimee Joy Tan	073 09 0 052.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Solo Construction, LLC, a Tennessee Limited Liability Company, and Bingham Investments, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Benjamin Yong Kong Tan and Aimee Joy Tan, husband and wife, as community property with right of survivorship**("Grantee") all of our/my right, title and interest in and to that certain real property known as 2505 Shadow Lane, Nashville, TN 37216, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Gibson Heights Subdivision of record in Plat Book 1835, Page 133, 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 Solo Construction, LLC, a Tennessee Limited Liability Company and Bingham Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Amanda J. Banik, an unmarried woman, dated August 27, 2025, and recorded August 28, 2025, of record in Instrument No. 20250828-0068983, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda J. Banik, an unmarried woman, by Warranty Deed from Insana Homes, LLC, a Tennessee Limited Liability Company, dated December 29, 2016, and recorded December 30, 2016, of record in Instrument No. 20161230-0137407, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2505 Shadow Lane, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of April, 2026.

Solo Construction, LLC, a Tennessee Limited Liability Company

By:_____
Sebastian Penagos, Sole Member

Bingham Investments, LLC, a Tennessee Limited Liability Company

By:_____
Zack R. Bingham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2026, before me personally appeared Sebastian Penagos, Sole Member of Solo Construction, LLC, a Tennessee Limited Liability Company and Zack R. Bingham, Sole Member of Bingham Investments, LLC, a Tennessee Limited Liability Company, 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's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of April, 2026.

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

_____
Notary Signature
My commission expires: 2/27/2029

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $790,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 2 day of April, 2026.

TREVOR KELLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

_____
Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 4/2/2026 (date of document).

Affiant Signature

4/2/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

