Karen Johnson Davidson County
Batch# 1404825 DEEDWARR
04/13/2026 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260413-0029928

This instrument was prepared without the benefit of a formal title search, abstract, or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) This transfer is exempt pursuant to Tenn. Code Ann. §67-4-409, *et seq.* _____, Affiant Sworn to and subscribed before me this 27th day of March, 2026. _____ Comm Exp: 2-26-2030 Notary Public

NICHOLAS M. TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 2-26-2030

This Instrument Prepared by: Nicholas M. Tidwell, Esq.
Fidelis Law, PLLC • 1585 Mallory Lane • Suite 104 • Brentwood, Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ALLEN J. WANG and RACHEL L. WANG, Trustees		
WANG FAMILY TRUST, dated December 12, 2017	SAME AS NEW OWNER	18-75
5430 Brick Church Pike		
Nashville, Tennessee 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ALLEN J. WANG and RACHEL L. WANG, husband and wife (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ALLEN J. WANG and RACHEL L. WANG, TRUSTEES of the WANG FAMILY TRUST, dated December 12, 2017 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being described as follows:

Beginning in the north margin of Brick Church Pike at the southeast corner of said tract, being the southwest corner of Tract No. 2 heretofore conveyed to James V. Lackey, et ux, Joyce B. Lackey, by deed of record in Book 4856, Page 712, said Register's Office; Thence along the north margin of Brick Church Pike north 85 degrees 51' west 133.0 feet to a point; thence north 82 degrees 28' west 42.0 feet to a point, being the southwest corner of this tract; thence north 4 degrees 19' east 719.06 feet to a point; thence south 85 degrees 34' east 180.06 feet to a point; thence south 4 degrees 00' west 719.97 feet to a point of beginning, containing 3.0 acres more or less.

Being the same property conveyed to ALLEN WANG and RACHEL WANG, husband and wife, from PATRICK W. ROOK and SANDRA L. ROOK, husband and wife, by Warranty Deed of record in Instrument Number 20220606-0064778,

Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The property is known as 5430 Brick Church Pike, Goodlettsville, Tennessee 37072.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 27, 2026.

ALLEN J. WANG

RACHEL L. WANG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN J. WANG and RACHEL L. WANG, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 27th day of March, 2026.

NOTARY PUBLIC
My Commission Expires: 2-26-2030

NICHOLAS M. TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 2-26-2030

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 March 27, 2026

4/10/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of April, 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028