Karen Johnson Davidson County
Batch# 1413908 DEEDWARR
04/30/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260430-0038613

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $364,999.00 Affiant Subscribed and sworn to before me, this the 29th day of April, 2026. Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Aidan Chua and Bailey Chua	CROSS COUNTRY MORTGAGE, LLC	120-13-0-046.00
1225 Currey Road	2160 SUPERIOR AVE	
Nashville, TN 37217	CLEVELAND, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ETHAN CHAMBERLAIN , AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AIDAN CHUA AND BAILEY CHUA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly one-half (1/2) of a parcel of land located in Davidson County, State of Tennessee, formerly known as Lot No. 3 of the S. B. Smith Tract conveyed to O.C. Ellis and wife, Freddie Mai B. Ellis by Louise Gasser, of record in Book 1341, Page 663, Register's Office for Davidson County, and being more particularly described as follows:

Beginning in the Northwest corner at a spike in the center line of Curry Road and running South 88 degrees 30 minutes East, 105 feet to a point; thence South 03 degrees 30 minutes East, 210 feet; thence North 88 degrees 30 minutes West, 105 feet to an iron stake; thence North 03 degrees 30 minutes East, 210 feet to the starting point in the center of Currey Road.

Being the same property conveyed to Richard Weaver, an unmarried man, by Warranty Deed from John R. Schauberger, unmarried, of record in Instrument Number 20041105-0133904, Register's Office for Davidson County, Tennessee, dated November 2, 2004 and recorded on November 5, 2004.

Being the same property conveyed to Richard Weaver and Mary Cook, both unmarried, as joint tenants with the right of survivorship, by Quit Claim Deed from Richard Weaver, an unmarried man, of record in Instrument Number 20060822-0103207, Register's Office for Davidson County, Tennessee, dated December 30, 2004 and recorded on August 22, 2006.

Being the same property conveyed to FV-1, Inc., in trust for Morgan Stanley Mortgage Capital Holdings LLC, its successors and assigns, by Trustee's Deed from Shellie Wallace as Successor Trustee and J.P. Sellers as Co-Trustee of record in 20100803-0060670, Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded August 3, 2010.

See Mutual Agreement to Rescind Sale and Reinstate Security Agreement in Instrument Number 20101115-0091063.

Being the same property conveyed to Richard Weaver and Mary Cook Weaver, husband and wife, by Quit Claim Deed from Richard Weaver and Mary Cook Weaver f/k/a Mary Cook, of record in Instrument Number 20140312-0020544, dated March 10, 2014 and recorded on March 12, 2014.

Said Richard Weaver having deceased on or about July 18, 2021, vesting Mary Cook Weaver as surviving tenant.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from Mary Cook Weaver, an unmarried woman of record in Instrument No. 20260122-0005158 Register's Office for Davidson County, Tennessee, dated January 15, 2026 and recorded on January 22, 2026.

Being the same property conveyed to Ethan Chamberlain, an unmarried man by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20260130-0006488 Register's Office for Davidson County, Tennessee, dated January 15, 2026 and recorded on January 30, 2026.

Being the same property conveyed to Ethan Chamberlain, an unmarried man by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20260205-0008355 Register's Office for Davidson County, Tennessee, dated January 15, 2026 and recorded on February 05, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1225 Currey Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2026.

Ethan Chamberlain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ethan Chamberlain , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/8/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 29, 2026

Affiant Signature

30th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

