Karen Johnson Davidson County
Batch# 1417467 DEEDWARR
05/07/2026 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $10,915.00
20260507-0041337

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,950,000.00. Affiant Subscribed and sworn to before me, this the 4th day of May, 2026. Notary Public My commission expires:

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 5, 2027

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:
The Alan and Nancy Chang Trust Agreement Dated September 15, 1994 FBO Generation Skipping Trust C.H.E.T. TN	New Owner(s)	104-07-0-517.00
7971 Caminito Del Cid		
San Diego, CA 92037		

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, **2141 BELCOURT AVE LP, A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES W. CHANG, TRUSTEE OF THE ALAN AND NANCY CHANG TRUST AGREEMENT DATED SEPTEMBER 15, 1994 FBO GENERATION SKIPPING TRUST, AS TO A UNDIVIDED 34.31% INTEREST AND C.H.E.T. TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 65.69% INTEREST, TOGETHER AS TENANTS IN COMMON** 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 West 90 feet of Lot No. 7 and the East 40 feet six (6) inches of Lot 8 on the Plan of E. C. Scruggs Lots, as of record in Book 57, Page 114, Register's Office for said County.

Said parts of said lots adjoin and front 130 feet 6 inches on the South side of Belcourt Avenue and run back between parallel lines, 138 feet to an alley.

Being the same property conveyed to 2141 Belcourt Ave, LP, a Tennessee Limited Partnership by General Warranty Deed from Sandra Eatherly Cantrell, Trustee For The J.D. Rivergate Land Trust, as to a Fifty percent (50%) undivided tenant-in-common interest, and Sandra Eatherly Cantrell, Trustee of The J.D. Eatherly Family Trust Dated January 22, 2022, as to a fifty percent (50%) undivided tenant-in-common interest of record in Instrument No. 20230301-0014611 Register's Office for Davidson County, Tennessee, dated February 28, 2023 and recorded on March 01, 2023.

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.

Drawing attached hereto for informational purposes labeled as Exhibit "A".

The address of the herein described property is believed to be 2141 Belcourt Ave, Nashville, TN 37212, 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 4th day of May, 2026.

2141 Belcourt Ave LP, a Tennessee Partnership

By: _____
Austin Matthew Triplett, Managing Member

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 Austin Matthew Triplett, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of 2141 Belcourt Ave LP, a Tennessee Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of May, 2026.

_____
Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

EXHIBIT "A"

VICINITY MAP - NOT TO SCALE



LEGEND

- 5/8" Rebar set, 18" Length Cap Stamped "KCROWE1979"
- Existing Monument (as noted)
- Sanitary Sewer Manhole
- Utility Pole
- Electric Meter
- Air Conditioner
- Subject Boundary
- Adjoining Boundary
- Overhead Utilities
- Concrete
- Pavement
- Gravel

ALTA/NSPS TABLE A ITEM NOTES

Item 2 Site Address: 2141 Belcourt Avenue

Item 3 By graphic plotting only, this property is in zone(s) X of the Flood Insurance Rate Map number 47037C0243H which bears an effective date of 04-05-2017 and IS NOT in a special flood hazard area. No field surveying was performed to determine this zone and a flood elevation certificate may be needed to verify this determination or apply for a variance from the federal emergency management agency.

Item 4 Total Gross Land Area: 17,971.9 sq.ft. or 0.41 acres

Item 6 See Zoning Note on Sheet 1 for details.

Item 9 See Parking Tabulation Note on Sheet 1 for details.

Item 10 No party walls designated by client.

Item 11 Information from markings observed in the field and/or plans and/or reports provided by the client will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Item 16 No observed evidence of recent earth moving work, building construction, or building additions at time of survey.

Item 17 No Proposed changes in street right of way lines at time of survey.

Item 18 No offsite easements disclosed in documents provided to or obtained during the course of the survey unless otherwise mentioned in Significant Observations or Items Corresponding to Schedule B-II.

Item 20 See Significant Observations Note on Sheet 1 for details.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

To: Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on 03-11-26.

Kevin David Crowe
Registration No. 1979
In the State of Tennessee
Date of Survey: 03-17-26

TN LAND SURVEYOR'S CERTIFICATION

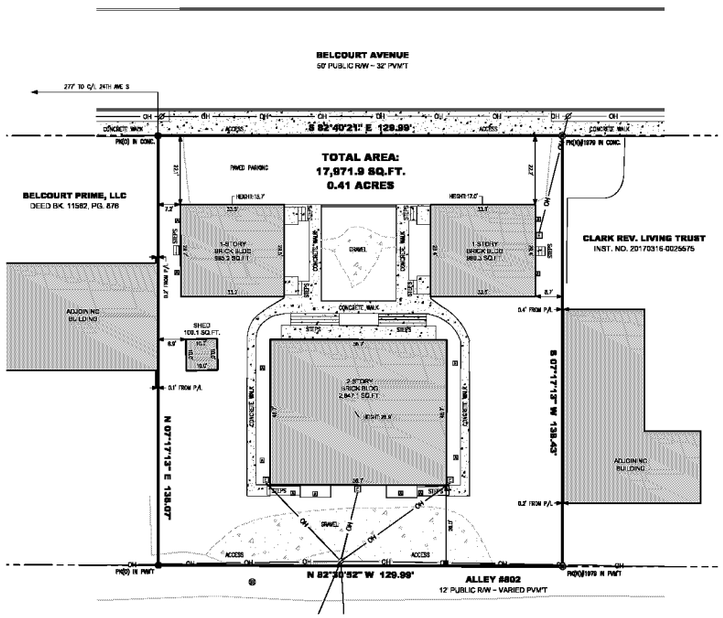
1. Source of Title: INSTRUMENT NO. 20230301-0014611.
2. Tax Parcel ID: 104070S1700
3. This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
4. This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
5. Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
6. Subject property has access to Belcourt Avenue & 12' Alley #502, publicly dedicated roads, as shown marked "ACCESS"

Purpose Statement: This is an ALTA/NSPS LAND TITLE SURVEY.

- All set iron pins are 5/8" rebar, 18" in length, with plastic cap stamped "K.CROWE TN1979"
- All bearings are based on horizontal datum: Tennessee State Plane, NAD '83; Vertical Datum: NAVD'88 using Geoid 18, Units: US Survey Feet
- 100% of this property was surveyed by RTK GPS, iGAGE Base SG7 & iGAGE Rover SG25AR, Dual Frequency.
- The bearings and distances depicted on this plat are not adjusted. Relative Positional Accuracy was calculated using redundant RTK GPS observations and does not exceed 0.03' + 100 PPM at a 95% confidence level
- RTK GPS positional data was observed on/between the dates of 03-04-26 and 03-12-26.
- No combined grid factors were used.

I hereby certify that this map or plat was prepared in compliance with current Tennessee Minimum Standards of Practice. All survey data has an unadjusted rate of precision to satisfy standards for a Category IV Survey.

Kevin David Crowe, KY PLS 3375
2865 Halfway-Halifax Road, Scottsville, KY 42164
(270) 393-8500 - kevincrowe@crowewheeler.com



TITLE SEARCH REPORT / ABSTRACT DESCRIPTION

Land in Davidson County, Tennessee, being the West 90 feet of Lot No. 7 and the East 40 feet six (6) inches of Lot 8 on the Plan of E. G. Scruggs Lots, as of record in Book 57, Page 114, Register's Office for said County.

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Being the description from Chicago Title Insurance Company title search report / abstract number 12856012 JM-HN-25-2141 with a period covered in the search commenced with the Base Title as determined by Company and ends on: 12-16-2025.

ITEMS CORRESPONDING TO TITLE SEARCH REPORT / ABSTRACT EXCEPTIONS

From Being the description from Chicago Title Insurance Company title search report / abstract number 12856012 JM-HN-25-2141 with a period covered in the search commenced with the Base Title as determined by Company and ends on: 12-16-2025.

Items 1 through 8 are NOT SURVEY ITEMS.

8 Subject to all matters shown on the Plan of record in Plat Book 57, Page 114, Register's Office for Davidson County, Tennessee; CONTAINS NO SURVEY RELATED ITEMS.

Item 10 is NOT A SURVEY ITEM.

ZONING INFORMATION

Zoning information not provided by client.

PARKING TABULATION

No designated striped regular parking or disabled parking observed at time of survey. There does appear to be a paved parking area, but a specific space count cannot be determined.

SIGNIFICANT OBSERVATIONS

No apparent encroachments or other significant items observed at time of survey

UTILITY NOTE

The utilities shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

All underground utilities shown hereon are approximate based on markings observed in the field and from information provided such as site plans and utility maps. Excavation could be required to determine the exact location of all such utilities.

ALTA/NSPS LAND TITLE SURVEY

2141 BELCOURT AVE, LP PROPERTY

AS RECORDED IN INSTRUMENT NUMBER 20230301-0014611
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

0' 20'
Scale: 1" = 20'

PROPERTY ADDRESS: 2141 BELCOURT AVE NASHVILLE, TN
PARCEL TAX ID # 104070S1700
TOTAL AREA: 0.41 ACRES 17,971.9 SQ.FT.

FIELD COMPLETED: 03-13-26
DATE OF PLAT: 03-17-26
LAST UPDATED: 03-17-26

OWNER: 2141 BELCOURT AVE, LP 3674 GREENWOOD CIR. FRANKLIN, TN

PREPARED FOR: CHARLES W. CHANG et al c/o REVORS LLC 7851 HWY 70S, STE 192 NASHVILLE, TN 37221

CROWE - WHEELER and ASSOCIATES
PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
2865 HALFWAY-HALIFAX RD, SCOTTSVILLE, KY 42164
Office: 270.393.8500 Fax: 270.393.8540
DRAWN BY: JBM CHECKED BY: KDC FILE: 25-041-BELCHG

SHEET 1 of 1

2026050700413337

I, Sydney Greiner, 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 05/04/2026 (date of document).

Affiant Signature

Date 05/06/2026

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-16-29

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY