This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9036-CL

Karen Johnson Davidson County
Batch# 1426706 DEEDWARR
05/29/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20260529-0048820

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $378,000.00.

Emily Coney
Affiant

Subscribed and sworn to before me, this the 29th day of May, 2026.

Notary Public
My Commission Expires: 6.3.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Rochelle Center 1020 Southside Court Nashville, TN 37203	New Owner	176 05 0 106.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Ben Cao Lai and wife Maria Luisa Lai,** (individually and/or collectively, "Grantor"), transfer and convey unto **The Rochelle Center Inc., a Tennessee Corporation** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 71 on the Final Plat of HICKORY WOODS, SECTION B, as shown by plat appearing of record in Plat Book 6900, Page 512, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ben Cao Lai and wife, Maria Luisa Lai, by Quitclaim Deed from Danny D. Lai and Amy H. Alai, Husband and wife and Ben Cao Lai, of record in Instrument No 20220113-0004883, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021 and recorded on January 13, 2022.

Being the same property conveyed to Danny D. Lai and Amy H. Lai husband and wife, and Ben Cao Lai, by Quitclaim Deed from Danny D. Lai and Amy H. Lai, husband and wife, of record in Instrument No 20171121-0119290, in the Register's Office of Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017.

Being the same property conveyed to Danny D. Lai and Amy H. Lai, husband and wife, by Warranty Deed from Arturo Balcazar and wife, Josefa Esmeraida Morales, of record in Instrument No 20091006-0092818, in the Register's Office of Davidson County, Tennessee, dated October 02, 2009 and recorded on October 06, 2010.

This is improved property located at: **5113 Hickory Grove Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2026.

GRANTOR:

Ben Cao Lai

Maria Luisa Lai

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ben Cao Lai and Maria Luisa Lai, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2026.

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 1/7/30

I, Kirsten Virden, 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 5.29.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 5.29.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

