Karen Johnson Davidson County
Batch# 1443715 DEEDWARR
07/09/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $963.85
20260709-0062178

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Gyang	New Owner	
(NAME)	(NAME)	108-16-0-04700
1311 Priest Woods Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Fred Adom and Florence A. Adom, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Gyang,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot Number 26A on the Plan of Lakeview Hills, Zone Lot Division, as of record in Plat Book 5800, page 138, as amended in Book 6250, page 81, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Fred Adom and Florence A. Adom, husband and wife by Deed dated June 6, 2006 from Secretary of Veterans Affairs, recorded July 13, 2006, in Instrument Number 20060713-0084308, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved _
This is improved x property, known as 1311 Priest Woods Court, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 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.

Witness my hand this 8th day of July, 2026.

Fred Adom

Florence A. Adom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2026, before me personally appeared Fred Adom and Florence A. Adom, 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 8th day of July, 2026.

Notary Signature
My commission expires: 7-3-28



Certificate of Authenticity

I, Holly A Mason, 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 7/8/26.

Affiant Signature

7/8/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8 day of July, 2026

Jacqueline G Brown
Notary's Signature (Notary Seal)

Commission Expires 11-5-2029

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON