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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 202611584<br><br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$297,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br><br>Affiant<br><br>Sworn to and subscribed before me this 30th day of July, 2026.<br><br>Notary Public<br>My Commission Expires: 3/9/27 |

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455832 DEEDWARR
08/05/2026 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,098.90
20260805-0071978

**THIS INDENTURE**, made this 30th day of July, 2026, among:

**CHANMANY SIM, SINGLE MAN, INDIVUDALLY AND AS HEIRS AT LAW OF LY SIM**

**AND**

**KIMSAN SIM A/K/A KIM SIM, SINGLE WOMAN, INDIVIDUALLY AND AS HEIRS AT LAW OF LY SIM**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**NASHVILLE METRO HOLDINGS, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

its successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell,

transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Lindell Heights, of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to C Hanmany Sim and wife, Kimsan Sim and Ly Sim, a single person by deed from Deborah Lynn Miller, unmarried, dated July 28, 1995, of record in Book 9754, page 498, Register's Office for Davidson County, Tennessee. The property was further conveyed to Chanmany Sim Kimsan Sim a/k/a Kim Sim and Ly Sim, a single person by deed from C. Hanmany Sim and wife, Kimsan Sim and Ly Sim, a single person, dated April 14, 2003, of record in Instrument No. 20030421-0052037, said Register's Office. And, further conveyed to Chanmany Sim and Kimsan Sim a/k/a Kim Sim and Ly Sim, a single person by deed from C. Hanmany Sim a/k/a Chanmany Sim and wife, Kimsan Sim and Ly Sim, a single person, dated July 6, 2007, of record in Instrument No. 20070716-0084675, said Register's Office.**

**Ly Sim having died on July 29, 2010, leaving heirs Chanmany Sim and Kimsan Sim a/k/a Kim Sim pursuant to Affidavit of Heirship dated July 24, 2026, file in instrument number 20260804-0071451, of Davidson County, Tennessee Register's office on August 4, 2026.**

**Being also known as 909 Solley Drive, Nashville, TN 37216.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Chanmany Sim, Individually and Heir of Ly Sim**

**Kimsan Sim a/k/a Kim Sim, Individually and Heir of Ly Sim**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Chanmany Sim, individually and heir of Ly Sim and Kimsan Sim a/k/a Kim Sim, individually and heir of Ly Sim the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

**Owner Name & Property Address:**

Name: Nashville Metro Holdings, LLC
Address: 909 Solley Drive
City, State, Zip: Nashville, TN 37216

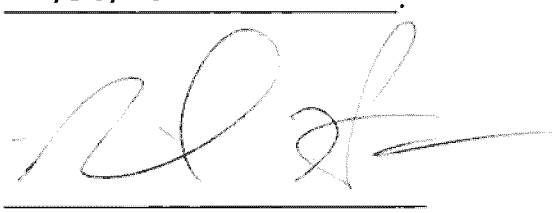
**Responsible Party For Taxes:**

Name: Nashville Metro Holdings, LLC
Address: 909 Solley Drive
City, State, Zip: Nashville, TN 37216

**Tax ID: 061-03-0-111.00**

## Certificate of Authenticity

I, Nick Harris, 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 7/30/26.



Affiant Signature

7/30/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

