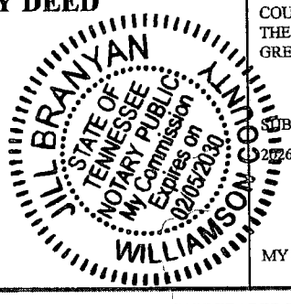
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $327,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF AUGUST, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 02-05-30

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3699LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Martyn Humphries and Elizabeth Humphries	AMERICAN FINANCIAL NETWORK	
2600 Hillsboro Pike, Suite 226	10 POINTE DRIVE #330	
Nashville, TN 37212	BREA, CA 92821	117-03-0H-226.00-CO

FOR AND IN 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, WE, **JOSEF CHEN, A SINGLE MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTYN HUMPHRIES AND ELIZABETH HUMPHRIES, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT NO. 226 ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789, AND AMENDED IN INSTRUMENT NO. 20060210-0016562 AND INSTRUMENT NO. 20060919-0116052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JOSEF CHEN, A SINGLE MAN, BY WARRANTY DEED FROM GRANTLAND W. HAMMOND, MARRIED, AND GREGORY M. STANDIFER, UNMARRIED, DATED JULY 14, 2016 AND RECORDED JULY 20, 2016 IN INSTRUMENT NO. 20160720-0074796, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Quitclaim Deed of record in Instrument No. 20190827-0085985, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20040312-0028775, Instrument No. 20060228-0022027 and Instrument No. 20060406-0039476, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20200310-0026753, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This is Improved property known as 2600 Hillsboro Pike, Suite 226, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-BAM-26-2600-226

Karen Johnson Davidson County
Batch # 1455929 DEEDWARR
08/05/2026 01:48:19 PM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20260805-0072152

Witness my hand on the 4th day of August, 2026.

Josef Chen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSEF CHEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 4th day of August, 2026.

Notary Public

My Commission Expires: 