Karen Johnson Davidson County
Batch# 1464656 DEEDWARR
08/26/2026 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20260826-0079381

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755255

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ DICKSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2026.

Notary Public
My Commission Expires: 2-23-2028

JENNIFER HUDGINS TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sokun Ryan Tang & Van Thue Lu 8199 Coley Davis Road Nashville TN 37221	New Owner	Tax Parcel ID No. 141 06 0B 011.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Luke Dachs and Hillary Grubbs now known as Hillary Grubbs Dachs, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sokun Ryan Tang and Van Thue Lu, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 111 of POPLAR RIDGE CONDOMINIUMS, Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 11322, Page 931, as amended in Book 11662, Page 988, Book 11662, Page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of POPLAR RIDGE CONDOMINIUMS, as of record in Plat Book 9700, Pages 829 and 830, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Luke Dachs and Hillary Grubbs, husband and wife, by Warranty Deed from Wayne S. McDonald, unmarried, of record in Instrument No. 20180827-0084553, in the Register's Office of Davidson County, Tennessee, dated May 29, 2018 and recorded on August 27, 2018. Hillary Grubbs having since married and is now known as Hillary Grubbs Dachs.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR RIDGE CONDOMINIUMS, as recorded in Plat Book 9700, Page(s) 829 & 830.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, POPLAR RIDGE, as recorded in Plat Book 7900, Page 150.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing POPLAR RIDGE Condominium of record in Book 11322, Page 931, as amended in Book 11662, Page 988, Book 11662, Page 993, Instrument No. 20000211-0014075 and Instrument No. 20000609-0057726; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility

easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter for Poplar Ridge Condominiums Homeowners Association, Inc., recorded as Book 11322, Page 924.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 8199 Coley Davis Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2026.

Luke Dachs

Hillary Grubbs now known as Hillary Grubbs Dachs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luke Dachs and Hillary Grubbs now known as Hillary Grubbs Dachs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2026.

Notary Public
My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 August 20, 2026 *(date of document)*.

Deanna Wood
Custodian's Signature

8-21-2026
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 21 day of August, 2026.

Jennifer Hudgins
Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON