Karen Johnson Davidson County
Batch# 1474704 DEEDWARR
09/17/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260917-0086789

Name and Address of New Owner:
Jesse Y. Tang
2573 Slaydon Drive
Nashville, Tennessee 37207

Send Tax Bills To:
Lending Hand Mortgage, LLC
510 Lentz Drive
Madison, TN 37115

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-01-0-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jesse Y. Tang, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 624 on the Plan of Shepardwood Section 6 of record in Plat Book 6900, Page 753, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Terri D. Robertson, unmarried, by Warranty Deed from Jack Williams Construction Company, Inc. of record in Book 10234, Page 709, Register's Office for Davidson County, Tennessee, dated October 18, 1996 and recorded on October 23, 1996. The said Terri D. Robertson died intestate on or about November 23, 2025, survived by Eva Henderson, Jean McLaurine, Phillip Hendron, Dawn Perry, Erica Walk, Eric Robertson, and Claude Hendron. Affidavit of Heirship recorded in Instrument No. 20260527-0048206 and Instrument No. 20260527-0048207.

Being the same property conveyed to W.A. Investment Ventures, LLC by Warranty Deed from Eva Henderson, Jean McLaurine, Phillip Hendron, Dawn Perry, Erica Walk, Eric Robertson, and Claude Hendron, if record in Instrument No. 20260605-0051059, Register's Office for Davidson County, Tennessee, dated May 29, 2026 and recorded June 5, 2026.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **2573 Slaydon Drive, Nashville, Tennessee 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2026.

W.A. Investment Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Wyatt Chittenden, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Wyatt Chittenden, Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of W.A. Investment Ventures, LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 15th day of September, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this ~~17~~ 15th day of September, 2026.

_____
Notary Public
My commission expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-26-4848

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-15-26.

Affiant Signature

9-15-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of September, 2026.

Notary Signature

My Commission Expires: 5/9/26

