WARRANTY DEED

Karen Johnson Davidson County
Batch# 1480893 DEEDWARR
10/06/2026 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20261006-0091863

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Sept., 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

THIS INSTRUMENT WAS PREPARED BY
Jack Freedle, Attorney
103 Main St., Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ywa Heh Moo	New Owner	164-08-0B-004.00
(NAME)	(NAME)	
1209 Maritime PRT		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we David D Tsui and Ming Ying Wang, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Ywa Heh Moo, a married person, and Hae Mu, a married person hereinafter called the GRANTEE(S), his/her/their 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 all of Lot No. 4, on the Final Plat, Section One, Lake Walk, as shown by plat appearing of record in Instrument No. 20050128-0010429, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to David D Tsui and Ming Ying Wang, husband and wife by Warranty Deed from Greenvale Construction, LLC, a Limited Liability Company, dated 07/26/2005, recorded in Instrument No. 20050728-0088215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1209 Maritime PRT, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: 830a77c1-ad08-45db-81c5-1375776275bc

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29 day of September, 2026.

David D. Tsui

David D Tsui

Ming Ying Wang

Ming Ying Wang

State of Virginia
County of Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David D Tsui and Ming Ying Wang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29 day of September, 2026.

Judith Moore

Notary Public: Judith Moore
My Commission Expires: 10/31/2026

JUDITH MOORE
Electronic Notary Public
Commonwealth of Virginia
Registration No. 8030982
My Commission Expires Oct 31, 2026

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 830a77c1-ad08-45db-81c5-1375776275bc

202610060091863

Tennessee Certification of Electronic Document

I, Mary Mello, 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 the electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/29/2026 (date of document).

Mary Mello
Affiant Signature

09/30/2026

Date

State of FLORIDA

County of Palm Beach

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

Leslie Garcia
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

NOTARY PUBLIC STATE OF FLORIDA

LESLIE A. GARCIA
Commission # HH 481003
Expires January 27, 2028