Name and Address of New Owner:
Cecile J De La Cruz
1728 Stone Hollow Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 349037 DEEDWARR
01/27/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20200127-0009551

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064160D04600CO

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, **Katherine G. Weaver FKA Katherine G. Dahl and Bryce Weaver, wife and husband**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cecile J De La Cruz and Vernon Ing Siong Kiu, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being lot No. 227, on the Plan of Section One, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine G. Dahl, unmarried and Bryce Weaver, unmarried by Warranty Deed from Benjamin R Cartwright and Elizabeth A. Cartwright husband and wife dated June 17th 2016 and recorded June 17th 2016 record in Instrument No. 20160617-0061811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1728 Stone Hollow Court, Hermitage, TN 37076

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, Grantors have caused this Warranty Deed to be executed on the 24th day of January, 2020.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 24th day of January, 2020.

_____(SEAL)
Katherine G. Weaver

_____(SEAL)
Bryce Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2020, before me personally appeared Katherine G. Weaver and Bryce Weaver, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $272,500.00, 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
~~24th~~ 27th day of January, 2020.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

_____
Notary Public
My commission expires: OCT 2 0 2020
File No. 20-797

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

