Karen Johnson Davidson County
Batch# 508595 DEEDWARR
11/04/2020 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $703.00
20201104-0128900

**ADDRESS OF NEW OWNERS**
**JACK PHAN AND BAO NGUYEN**
539 Annex Ave
Nashville TN 37209

**THIS INSTRUMENT PREPARED BY:**
**KELLY & SMITH LAW OFFICES**
**121 PUBLIC SQUARE**
**GALLATIN, TN 37066**

**SEND TAX BILLS TO:**
**JACK PHAN AND BAO NGUYEN**
159 Holt Hill Rd.
Nashville TN 37211

**MAP AND PARCEL: 090-12-0 013.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY THOUSAND AND NO/100 ($190,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **WE, CINDY ANDERSON, TERRY ANDERSON, KATHY DIANE ANDERSON, AND CHRISTOPHER PEACH, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF SALLY L. PEACH AKA SALLY LOUISE PEACH,** have this day bargained and sold and by these presents do hereby transfer and convey unto **JACK PHAN AND BAO NGUYEN,** their heirs and assigns, the following described lot or parcel of land in Davidson County, Tennessee, as follows:

LAND in 8th Civil District of Davidson County, Tennessee, being Lot No. 133 on the Map of Charlotte Park, Section II, of record in Plat Book 2663, Page 22 and 23, Register's Office for said County, to which reference is made for a more complete description.

SAID Lot 133 fronts 68.0 feet on the northwesterly side of Annex Ave. And extends back 148.8 feet on the northeasterly line and 148.9 feet on the southwesterly line to a dead line in the rear on which it measures 68.0 feet.

BEING the same property conveyed to Lee Roy Peach and wife, Sally L. Peach by Warranty Deed from Darko Cetinja, and spouse Senada Cetinja dated September 12, 2007 and of record in Instrument Number: 20070913-0109621 in the Register's Office for Davidson County, Tennessee. The said Lee Roy Peach died June 14, 2018 leaving Sally L. Peach as sole owner. The said Sally L. Peach died intestate on July 18, 2020 leaving her children, Cindy Anderson, Terry Anderson, Kathy Diane Anderson, and Christopher Peach as sole heirs at law. For further reference see Estate of Sally Louise Peach aka Sally L. Peach in the Davidson County, Tennessee Circuit Court (Probate Division), Docket Number: 20P1327.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above-described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 2020 real estate taxes, applicable zoning and building regulations and permits and all visible easements and Restrictions, if any.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of October, 2020.

Cindy Anderson by: Christoph Peach attorney in fact 10/30/2020
CINDY ANDERSON BY CHRISTOPHER PEACH, ATTORNEY-IN-FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER: _____ IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Terry Anderson by Christoph Peach attorney in fact 10/30/2020
TERRY ANDERSON BY CHRISTOPHER PEACH, ATTORNEY IN FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER: _____ IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Kathy Diane Anderson by: Christoph Peach attorney in fact 10/30/2020
KATHY DIANE ANDERSON BY CHRISTOPHER PEACH, ATTORNEY IN FACT BY VIRTUE OF POWER OF ATTORNEY OF RECORD IN INSTRUMENT NUMBER: _____ IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Christoph Peach
CHRISTOPHER PEACH, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF SALLY L. PEACH AKA SALLY LOUISE PEACH

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CHRISTOPHER PEACH to me known to be the person who executed the foregoing instrument on behalf of CINDY ANDERSON and acknowledged that he executed the same as the free act and deed of the said CINDY ANDERSON.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 30th day of October, 2020.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024
SANDRA E KETCHUM

Sandra E. Ketchum
NOTARY PUBLIC

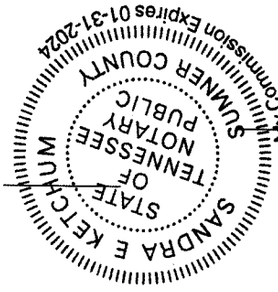
MY COMMISSION EXPIRES:

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CHRISTOPHER PEACH to me known to be the person who executed the foregoing instrument on behalf of TERRY ANDERSON and acknowledged that he executed the same as the free act and deed of the said TERRY ANDERSON.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 30th day of October, 2020.




NOTARY PUBLIC

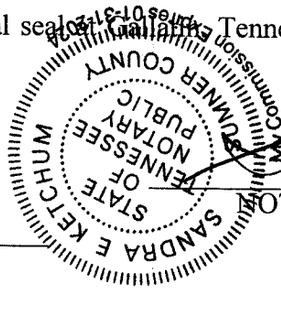
MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CHRISTOPHER PEACH to me known to be the person who executed the foregoing instrument on behalf of KATHY DIANE ANDERSON and acknowledged that he executed the same as the free act and deed of the said KATHY DIANE ANDERSON.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 30th day of October, 2020.




NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named CHRISTOPHER PEACH, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF SALLY L. PEACH AKA SALLY LOUISE PEACH, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained individually and as Administrator of the Estate of Sally L. Peach aka Sally Louise Peach.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 30th day of October, 2020.

SANDRA F. KETCHUM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 07-21-2021

NOTARY PUBLIC

MY COMMISSION EXPIRES:

## OATH

STATE OF TENNESSEE

COUNTY OF Sumner

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$190,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jennifer Russell
AFFIANT

SUBSCRIBED and sworn to before me, this the 2nd day of ~~October~~ November, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-21-2024

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

# 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: 11-30-2020
Notary's Seal (if on paper)

