Karen Johnson Davidson County
Batch# 574868 DEEDWARR
02/22/2021 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20210222-0021016

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 12th day of February, 2021.

Notary Public:
My Commission Expires: 5/15/2021

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Dungeng Peng and Yuanchun Wang 1123 Waggoner Court West, Nashville, TN 37214	New Owner 408 Lancaster Ave Nashville, TN 37212	108-03-0-173.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Diana M. Szostecki, unmarried,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Dengeng Peng and Yuanchun Wang, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 143-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Pages 570 and 571, amending the Plan of record in Book 6250, Page 489, Register's Office of Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

BEING the same property conveyed to Diana M. Szostecki, unmarried, by Warranty Deed from Dave Miner, married, dated 6/21/2010 and recorded 6/30/2010 in Instrument No. 20100630-0051230, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to Restrictive Covenants of record in Book 6555, Page 576, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance for Sanitary Sewer of record in Book 7748, Page 436, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance for Water Mains of record in Book 7748, Page 488, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 6250, Pages 570 and 571, which amends prior plat in Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (XX) improved (____) unimproved property, known as: 1123 Waggoner Court West, Nashville, TN 37214

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. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and 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.

Witness my/our hand(s) this the 12th day of February, 2021.

Diana M. Szostecki

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Diana M. Szostecki, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of February, 2021.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman



True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

