15336

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glen Peterson	Glen Peterson	054140A01200CO
(NAME)	(NAME)	
45 Harbor Cove Dr.	45 Harbor Cove Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 584623 **DEEDWARR**
03/04/2021 10:58:13 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20210304-0028234

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diana Shuk Leung, fka Shuk Yee Leung, single** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glen Peterson,** hereinafter called the GRANTEES, their heirs and 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 Lot No. 12 on the Plan of Brandywine Harbor, of record in Book 11700, Page 38, Register's office for said County, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to David Leung and wife, Shuk Yee Leung, by deed dated 5/15/2000 of record in Instrument No. 20000516004921 9, Register's Office for Davidson County, Tennessee.

Said interest now vested in Diana Shuk Leung fka Shuk Yee Leung, as surviving tenant by the entirety. The said David Leung having since died.

Shuk Yee Leung now known as Diana Shuk Leung

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 45 Harbor Cove Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 hands this 1st day of March, 2021.

Diana Shuk Leung

State of Tennessee
County of Davidson

Personally appeared before me Diana Shuk Leung, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2021.

Notary Public
My Commission Expires:

File No.: 15336

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022