21-3792

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0312

Karen Johnson Davidson County
Batch# 661138 **DEEDWARR**
06/21/2021 01:42:55 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210621-0083397

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2021

Notary Public

Commission Expires: 10/30/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hui Wang 1164 Fitzpatrick Road Nashville, TN 37214	Fairway Independent Mtg 4201 Marsh Ln Carrollton, TX 75007	108-04-0A-107-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Susan Ann Peterson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hui Wang and Lianfei XU

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. 54 on the plan of Villages of Larchwood, Section IV-A, Phase II, as of record in Instrument Number 20000928-0096098, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Susan Ann Peterson and Betty D. Peterson by Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-4, dated 3/27/2012 and recorded 6/29/2012 in Instrument Number 20120629-0057062, Register's Office for Davidson County, Tennessee.

The said Betty D. Peterson died testate on January 10, 2020. Pursuant to her Last Will and Testament filed in Docket No. 20P-473 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), she devised her real property in equal shares to her two children, Kenneth Joe Peterson and Susan Ann Peterson. Per Order to Probate dated 7/31/2020, Kenneth Joe Peterson was appointed as Executor. Whereas Susan Ann Peterson already owned a one-half interest in the subject property and the decedent owned a one-half interest, by Executor's Deed dated 2/5/2021 and recorded 5/10/2021 in Instrument Number 20210510-0062276, Kenneth Joe Peterson, Executor, conveyed a one-fourth interest each to Kenneth Joe Peterson and Susan Ann Peterson, leaving the owners as Kenneth Joe Peterson, (a one-fourth interest) and Susan Ann Peterson (a three-fourths interest). By Quitclaim Deed dated 2/5/2021 and recorded 5/10/2021 in Instrument Number 20210510-0062277, Kenneth Joe Peterson conveyed his entire one-fourth interest to Susan Ann Peterson, leaving her as the sole owner of the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1164 Fitzpatrick Road 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of June, 2021.

Susan Ann Peterson

Susan Ann Peterson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan Ann Peterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of June, 2021.

Kim Graves

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

