BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 741459 DEEDWARR
10/22/2021 10:08:31 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40

20211022-0141944

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ying Huang and Tianhao Jiang	Ying Huang and Tianhao Jiang	
(NAME)	(NAME)	
9140 Meadowrun Ct.	9140 Meadowrun Ct.	174 11 0A 416.00
(ADDRESS)	(ADDRESS)	
San Diego, CA 92129	San Diego, CA 92129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **COLIN C. PETERSON AND ALICIA LARK FUSS AND KENT G. PETERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YING HUANG AND TIANHAO JIANG, WIFE AND HUSBAND AS JOINT TENANTS,** 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 all of Lot No. 400 on the Plan of Plat Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument Number 20060216-0018813 and re-recorded in Instrument Number 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete description of said lot.

Being the same property conveyed to Colin C. Peterson, Alicia Lark Fuss, and Kent G. Peterson, as Joint Tenants with rights of Survivorship, by Warranty Deed from Celebration Homes, LLC, of record in Instrument No. 20100623-0048904, in the Register's Office of Davidson County, Tennessee, dated June 22, 2010 and recorded on June 23, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2445 Haskell Drive, Antioch, TN 37013
(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 hand this 20 day of October, 2021

COLIN C. PETERSON

ALICIA LARK FUSS

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 Colin C. Peterson and Alicia Lark Fuss, 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.

Witness my hand and official seal this 20 day of October, 2021.

Commission expires:

Notary Public

Witness my hand this 13 day of October, 2021

Kent G Peterson

KENT G. PETERSON

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kent G. Peterson, 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.

Witness my hand and official seal this 13 day of October, 2021.

Commission expires: 08/04/2025

Jacari Brantley
Notary Public

JACARI BRANTLEY
Notary Public - State of Florida
Commission # HH 161370
My Comm. Expires Aug 4, 2025