BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 743481 DEEDWARR
10/26/2021 10:26:39 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20211026-0143632

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 $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th 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
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dungeg Peng &Yuanchan Wang	New Owner	133 04 0 049.00
(NAME)	(NAME)	
1018 Crowder Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Sherry Baggett and Teresa McGee, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dungeg Peng and Yuanchan Wang, husband and wife hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 10 on the Plan of Battlewood Subdivision, Section III, as of record in Book 3300, Page 4, Register's Office for said County, described as follows: Beginning at a point in the South margin of Crowder Court, said point being the common front corner of Lots 10 and 11; thence with the margin of Crowder Court in a curve, Northeasterly 38.89 feet to a point; thence Southeasterly 547.4 feet more or less to the center line of Mill Creek; thence with the center line of said Creek, Southwesterly 280 feet, more or less, to a point; thence leaving said creek, Northwesterly 402.78 feet or less to a point; thence Northerly 130 feet to the point of beginning.

Being the same property conveyed to Robert Franklin Cauthron and wife, Peggy Loretta Cauthron by Deed from Louise H. Miner, Divorced, dated 11/05/1973 and recorded 11/07/1973, of record in Book 4762, Page 587, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Franklin Cauthron and wife, Peggy Loretta Cauthron and Teresa A. McGee by Quit Claim Deed from Robert Franklin Cauthron and wife, Peggy Loretta Cauthron, dated 11/18/1992 and recorded 11/23/1992, of record in Book 8793, Page 754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Franklin Cauthron and wife, Peggy Loretta Cauthron by Quitclaim Deed from Teresa A. McGee, dated 08/23/2005, of record in Instrument 200510250128581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy Loretta Cauthron by Quitclaim Deed from Robert Franklin Cauthron, dated 11/20/2009 and recorded 11/09/2010, of record in Instrument 201011090089961, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry L. Baggett by Quitclaim Deed from Peggy L. Cauthron, dated 03/15/2015 and recorded 07/07/2015, of record in Instrument 201507070065576, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry L. Baggett, unmarried and her sister, Teresa A. McGee, unmarried, as tenants in common with rights of survivorship and additionally, a reservation of a life estate interest for their father, Robert F. Cauthron by Quitclaim Deed from Sherry L. Baggett, unmarried, dated 10/18/2016 and recorded 10/21/2016, of record in Instrument 201610210111687, Register's Office for Davidson County, Tennessee.

Robert F. Cauthron died 06/23/2020.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1018 Crowder Court, Nashville, TN 37211

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of October, 2021.

Sherry Baggett

Sherry Baggett

Teresa McGee

Teresa McGee

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 Sherry Baggett and Teresa McGee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand~~ and Official seal this 25th day of October, 2021.

Notary Public:

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

File No.: 1447956
Warranty Deed TN