STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 4/23/2025
File No. G22-16149

Crystal Johnson State of Tennessee Notary Public Sumner County

Karen Johnson Davidson County
Batch# 867690 DEEDWARR
06/06/2022 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220606-0064778

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allen Wang and Rachel Wang (NAME)	Legacy Home Loans LLC DBA Steadfast Mortgage (NAME)	18-75
5430 Brick Church Pike (STREET ADDRESS)	4004 Hillsboro Pike Ste. 216B (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patrick W. Rook and Sandra L. Rook, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Wang and Rachel Wang,** husband and wife, 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 described as follows:

Beginning in the north margin of Brick Church Pike at the southeast corner of said tract, being the southwest corner of Tract No. 2 heretofore conveyed to James V. Lackey, et ux, Joyce B. Lackey, by deed of record in Book 4856, Page 712, said Register's Office; Thence along the north margin of Brick Church Pike north 85 degrees 51' west 133.0 feet to a point; thence north 82 degrees 28' west 42.0 feet to a point, being the southwest corner of this tract; thence north 4 degrees 19' east 719.06 feet to a point; thence south 85 degrees 34' east 180.06 feet to a point; thence south 4 degrees 00' west 719.97 feet to a point of beginning, containing 3.0 acres more or less.

Being the same property conveyed to Patrick W. Rook and Sandra L. Rook, husband and wife by Deed dated November 23, 2016 from Donald Wayne Tyree and wife, Kathy Denise Tyree, recorded November 28, 2016, in Instrument Number 20161128-0124106, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

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

This is improved property, known as 5430 Brick Church Pike, Goodlettsville, TN 37072.

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. Whenever 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 31st day of May, 2022.

Patrick W. Rook

Sandra L. Rook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared Patrick W. Rook and Sandra L. Rook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2022.

Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Gregory Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/31/22 (date of document).

Affiant Signature

6/1/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 1 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

