Karen Johnson Davidson County
Batch# 920590 DEEDWARR
09/22/2022 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,608.50
20220922-0105595

NAME AND ADDRESS OF NEW OWNERS:
Hneng Thang, Mary Thangei, and Aung Len Thang
5546 Pettus Rd.
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle
Murfreesboro, TN. 37129

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

WITH EXECUTRIX QUITCLAIM

(173-00-0-105)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ronald Edward Barber and Teresa Renea Weaver,** have bargained and sold and do hereby transfer and convey unto **Hneng Thang, married, and Mary Thangei, unmarried, and Aung Len Thang, unmarried,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, in the 5th Civil District, being shown as Tract No. 1 on a survey made by Southern Land Surveying Company, dated October 16, 1967, and revised October 30, 1967, and revised again November 1, 1967, described as follows according to said surveys:

Beginning at a point in the north right-of-way line of Pettus Road, said point being in the center line of the Old Preston Road; thence with said right-of-way line, easterly with a curve having a radius of 1462 feet, 169.17 feet tg a point in said right-of-way line; thence with said right-of-way line, south 85 43' east 408 feet to a point; thence north 1 18' east 376.98 feet to a point in the center line of the Old Preston Road; thence with the center line of said Road, south 41 49' west 179.65 feet to a point; thence continuing with said right-of-way line, south 860 17' west 129.20 feet; thence north 88 13' west 235.70 feet; thence south 61 33' west 85.87 feet; thence south 8 22' 30" west 169.52 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to James W. Barber and wife, Patsy Barber by Warranty Deed of record in Book 4571, page 619, in the Register's Office of Davidson County, Tennessee, dated January 24, 1972, and recorded on January 24, 1972. The said Patsy Barber died on June 22, 2015, leaving James W. Barber as the surviving tenant by the entirety. The said James Barber died testate on

September 14, 2021, and pursuant to the Last Will and Testament of James W. Barber of record in Will Book 76, page 81, the devisees of the estate are Ronald Edward Barber and Teresa Renea Weaver. Teresa Renea Weaver was appointed Executrix of the Estate of James W. Barber by Letters Testamentary issued by the County Clerk of ~~Rutherford~~ Davidson County, Tennessee, dated December 17, 2021.

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.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantee, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2022 real property taxes which will be prorated at closing and payment assumed by the grantee.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Teresa Renae Weaver, Executrix of the Estate of James W. Barber, hereby quitclaims any and all interest of the estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 19th day of September, 2022.

Ronald Edward Barber

Ronald Edward Barber

Teresa Renea Weaver

Teresa Renea Weaver

Teresa Renea Weaver

Teresa Renae Weaver, Executrix of the Estate of James W. Barber

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19 day of September, 2022, before me personally appeared Ronald Edward Barber, 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 19 day of September, 2022.

Commission expires: 4/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19 day of September, 2022, before me personally appeared Teresa Renea Weaver, 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 19 day of September, 2022.

Commission expires: 4/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for the state and county aforementioned, Teresa Renea Weaver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of the Estate of James W. Barber and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 19 day of September, 2022.

Commission expires: 4/17/2023

KATHRYN A CALDWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-17-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Witness my hand at office this 19 day of September, 2022.

Commission expires: 08-17-25

Notary Public

JOHN PARKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

202209220105595

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/19/2022 (date of document).

Jennifer Russell
Affiant Signature

9/22/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

