WARRANTY DEED

Karen Johnson Davidson County
Batch# 929578 DEEDWARR
10/14/2022 10:52:32 AM 2 pgs
Fees: $13.00 Taxes: $3,996.00

20221014-0112739

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF October, 2022.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Hsiaopeiwang Yu	New Owner	
(NAME)	(NAME)	104 15 0 110.00
2523 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **LAWRENCE J. OKUNEFF AND WIFE, PEGGY J. OKUNEFF**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACE HSIAOPEIWANG YU, UNMARRIED,** 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 the Westerly part of Lot No. 23 on the Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, as of record at Plat Book 332, Page 132, Register's Office for said County, described as follows:

Said Westerly part of said Lot No. 23 fronts 48.0 feet on the Southerly margin of Sunset Place (formerly "B" Street or Turner Avenue) and extends back between lines measuring 160 feet, more or less, thereon to a dead line in the rear, also being the Northerly line of Lot No. 6 of said subdivision, on which it measures 40.0 feet.

Being the same property conveyed to Lawrence J. Okuneff and wife, Peggy J. Okuneff, by Warranty Deed from Karl Sillay and wife, Elizabeth Sillay, of record in Instrument No. 20060331-0036340, in the Register's Office of Davidson County, Tennessee, dated March 28, 2006 and recorded on March 31, 2006.

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 2523 Sunset Place, Nashville, TN 37212
(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 13th day of October, 2022

LAWRENCE J. OKUNEFF

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

PEGGY J. OKUNEFF

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

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 Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Lawrence J. Okuneff and Peggy J. Okuneff, and acknowledged that he executed the same as the free act and deed of Lawrence J. Okuneff and Peggy J. Okuneff,.

Witness my hand and official seal this 13th day of October, 2022.

Commission expires:

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

Notary Public