Karen Johnson Davidson County
Batch# 1003261 DEEDWARR
05/15/2023 02 25 26 PM 4 pgs
Fees: $23 00 Taxes $1,905 50
20230515-0036215

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No . 63094

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Miki Yang Jin Zhou Zheng 6178 North New Hope Road Hermitage, TN 37076	OrangePath Financial Inc 2250 Satellite Blvd, Ste 155 Duluth, GA 30097

TAX MAP PARCEL NUMBERS: 08709009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Eugene Pettengill, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Miki Yang and Jin Zhou Zheng, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of New Hope Estates, Phase Two, of record in Book 9700, page 101, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Ronald Eugene Pettengill by Warranty Deed from Michael Heflinger, an unmarried man, dated December 14, 2020 and recorded on December 16, 2020, of record in Inst. No. 20201216-0148802, corrected by Affidavit of Scrivener's Error of record in Inst. No. 20210203-0015249, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 101, said Register's Office, which Plan shows a minimum building setback line per Metro Zoning Ordinance, 10 foot easements for public utility purposes along the southerly, easterly and westerly lines of said lot, a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot, a 5 by 25 foot utility anchor easement located on the southeasterly front corner, a 20 foot sewer easement along the rear line, a 20 foot public utility and drainage easement along the rear line, and a 100 year flood line along the easterly portion of subject property

Noelia Pettengill, spouse of Ronald Eugene Pettengill, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This instrument is executed on behalf of **Noelia Pettengill** by **Ronald Eugene Pettengill** pursuant to a Power of Attorney executed by her/him/them on the 12th day of April, 2023, of record in Instrument No 20230515-0036214, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 6178 North New Hope Road, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2023

Ronald Eugene Pettengill

Noelia Pettengill
By: Ronald Eugene Pettengill, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 12th day of May, 2023, before me the undersigned authority, personally appeared **Ronald Eugene Pettengill**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

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, **Ronald Eugene Pettengill,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Noelia Pettengill**, as Attorney-in-Fact, as the free act and deed of the said Principal(s)

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 2023

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $515,000 00.

Affiant

Sworn and subscribed before me this 12th day of May, 2023.

Notary

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT "A"

To
Warranty Deed

FROM: Ronald Eugene Pettengill

TO: Miki Yang

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows

1 That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown

2 That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3 Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity

Further the Affiant Saith not

Ronald Eugene Pettengill, Affiant

Sworn to and subscribed before me this 12th day of May, 2023.

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026