Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

EXECUTOR DEED

Karen Johnson Davidson County
Batch# 1015526 **DEEDWARR**
06/15/2023 11:02:31 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20230615-0045717

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/13/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3631

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Meng Zhang and Ye Wang		155-16-0A-293.00
5613 Traceside Drive	NEW OWNER	
Nashville, TN 37221		

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,

Valerie Zager Landa, Executor of the Estate of Dewey Victor Simpson

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meng Zhang and Ye Wang, ~~**husband and wife**~~ XXXXXXXXXXXXX wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 259 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dewey Victor Simpson and wife, Harriett Demetros Simpson by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 200005300052902 Register's Office for Davidson County, Tennessee, dated May 24, 2000 and recorded on May 30, 2000.

Harriett Demetros Simpson, having died on April 9, 2021, her interest in said property vesting in Dewey Victor Simpson as the surviving tenant by the entirety.

Dewey Victor Simpson, having died testate on November 21, 2022, his interest in said property being conveyed pursuant to, and as authorized by, the terms of his Last Will and Testament filed for Probate in Case No. 22P2215, Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5613 Traceside Drive Nashville, TN 37221

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 that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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.

Valerie Zager Landa, Executor of the Last Will and Testament of Dewey Victor Simpson

Valerie Zager Landa, Executor of the Last Will and Testament of Dewey Victor Simpson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Valerie Zager Simpson, Executor of the Estate of Dewey Victor Simpson, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Dewey Victor Simpson.

Witness my hand and official seal, this June 13, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3631

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027