Karen Johnson Davidson County
Batch# 1029949 DEEDWARR
07/24/2023 10:48:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20230724-0056759

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 345,000.00.

Affiant

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 17th day of July, 2023.

Notary Public
My commission expires: 1-14-26

THIS SPACE FOR OFFICIAL USE ONLY

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2023-509

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Khup Khat Khan and Cing Seuh 2967 Baby Ruth Lane Nashville, TN 37013	SWBC Mortgage Corp. P.O. Box 11733 Newark, NJ 07101	163-11-0-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Joseph Peters** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Khup Khat Khan and Cing Seuh, Husband and Wife** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they are lawfully seized 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; and GRANTOR further covenants and binds them, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2023** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 17th day of July, 2023.

GRANTOR:

Michael Peters

Elizabeth Peters

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 17th day of July, 2023, before me personally appeared Michael Peters and Elizabeth Peters, 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 17th day of July, 2023.

Diana Hickerson
Notary Signature
My commission expires: 3-3-2025

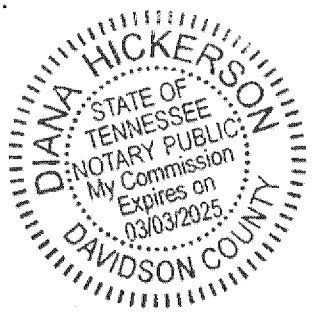


EXHIBIT "A"

PROPERTY DESCRIPTION

Being Lot 2 on the Plan of Baby Ruth Lane Estates as shown by plat of record in Book 9700, Page 611, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Joseph Peters, by Quitclaim Deed from Michael Joseph Peters and Delvin M. Nurse, dated 12/09/21, recorded on 12/14/21, in Instrument Number 20211214-01655182, in the Register's Office for Davidson County, Tennessee. (consideration amount of $0.00)

Property Address: 2967 Baby Ruth Lane, Nashville, TN 37013

Certificate of Authenticity

I, Jonathan R. Vinson, 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 July 17, 2023.

Affiant Signature

Date July 24, 2023

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 24th day of July, 2023.

Notary's Signature

My Commission Expires: Jan. 14, 2026

BRYCE W. LAZENBY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary's Seal (if on paper)