Karen Johnson Davidson County
Batch# 1085083 DEEDWARR
12/22/2023 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20231222-0098808

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/22/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4551

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Shwe Di Peng and Timothy Peng	Same	162-06-0-251
120 Valley Green Drive		
Antioch, TN 37013		

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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,

Ra Pe

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

Shwe Di Peng and Timothy Peng, 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. 24, on the Plan of Valley Green, of record in Book 4460, Page 96 and 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Chandra Rai and Phul Rai, husband and wife by Warranty Deed from Joe D. Primm, a married man dated March 31, 2016 and recorded March 31, 2016 in Instrument No. 20160331-0030733, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Khung Ling, a single man, by Warranty Deed from Chandra Rai and Phul Rai, husband and wife, dated January 10, 2022 and recorded January 14, 2022 in Instrument No. 20220114-0005876, Register's Office of Davidson County, Tennessee.

Khung Ling having died intestate on January 7, 2023, his interest in said property vesting in his sole heir at law, Ra Pe, as shown in probate of record in Docket No. 23P248, Seventh Circuit Court (Probate Division) for 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 120 Valley Green Drive, Antioch, TN 37013

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 we are 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 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 on November 21, 2023.

Ra Pe

STATE OF Kansas
COUNTY OF Wyandotte

Personally appeared before me, a Notary Public of said County and State, Ra Pe, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 21, 2023.

Notary Public

My Commission Expires: 2/4/27

Molly VonAhn
NOTARY PUBLIC STATE OF KANSAS
My Appt. Exp. 2/4/27

File #: 2023-4551
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 27, 2023.

J. Carlton Drumwright

November 27, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 27, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY