WARRANTY DEED	STATE OF Tennessee COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF FEBRUARY, 2024. Notary Public MY COMMISSION EXPIRES: 2/1/27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1102165 DEEDWARR
02/16/2024 04:11:30 PM 7 pgs
Fees: $38.00 Taxes: $936.10
20240216-0011049

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yunan Yang and Jieqing Jin	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBERS
(NAME)	(NAME)	109050B30200CO
200 E Illinois St Apt 2302 (ADDRESS)	(ADDRESS)	
Chicago IL 60611 (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, **Anita Oldham, Individually and Administratrix of the Estate of Andrea Cushenberry** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yunan Yang and Jieqing Jin, Husband and Wife** , HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 302 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument No. 20021216-0154761 and Supplemental of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Williams Bend Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

Being the same property conveyed to Andrea Latrice Cushenberry, unmarried, by virtue of that certain Warranty Deed dated April 22, 2004, and being of record at Instrument No. 20040426-0046816 in the Register's Office of Davidson County, Tennessee. Andrea Latrice Cushenberry has since deceased intestate on/or about July 21, 2022, Probate of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P1827. As shown on Exhibit A

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 3535 Bell Rd #302 Nashville, TN 37214
(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 _____ day of February, 2024.

Witness my hand this 14 day of February, 2024.

The Estate of Andrea Cushenberry

Anita H. Oldham

By: Anita Oldham, Administratrix

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

STATE OF Kentucky
COUNTY OF Christian

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anita Oldham,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Administratrix** of **The Estate of Andrea Cushenberry** and is authorized by **The Estate of Andrea Cushenberry**, to execute this instrument on behalf of **The Estate of Andrea Cushenberry as Administratrix**.

WITNESS my hand and official seal at office this 14 day of February, 2024.

Brenna K Knight
Notary Public

My Commission Expires: 2/21/25

BRENNA K. KNIGHT
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP21332
MY COMMISSION EXPIRES FEBRUARY 21, 2025

Witness my hand this 14 day of February, 2024.

Anita H Oldham

Anita Oldham, as Heir to the Estate of Andrea Cushenberry

STATE OF Kentucky
COUNTY OF Christian

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Anita Oldham,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Exhibit A

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION

IN THE MATTER OF:
THE ESTATE OF
Andrea Latrice Cushenberry,
Deceased,

Docket No. 22P 1827

Anita Oldham,
Petitioner.

PETITION TO PROBATE INTESTATE ESTATE &
GRANT LETTERS OF ADMINISTRATION

COMES NOW, **Anita Oldham**, Petitioner, pursuant to T.C.A. 30-1-117 and would show as follows:

1. IDENTITY OF PETITIONER: Petitioner, **Anita Oldham**, is the Mother of the decedent. Petitioner resides at 122 Liberty Street, Hopkinsville, KY 42240.

2. THE DECEDENT: The decedent, **Andrea Latrice Cushenberry,** was born on August 5, 1975 in Hopkinsville, KY and died at age 46 on July 21, 2022 in Davidson County, Tennessee at Summit Medical Center. Decedent resided at 3535 Bell Road, Unit 302, Nashville, TN, 37214 in Davidson County, Tennessee.

3. INTESTATE DECEDENT: After making a diligent search, Petitioner is not aware of any instrument purporting to be decedent's Last Will and Testament. The decedent died intestate leaving the following heirs at law:

1. Mother, Anita Oldham, 122 Liberty Street, Hopkinsville, KY 42240
2. Decedent's father, Moses Cushenberry, Jr. predeceased decedent having no other children.

4. ESTIMATE OF ESTATE: Petitioner estimates that the estate's value will be approximately $286,900.00 including approximately $272,900.00 in real property, $14,000.00 in personal property and an unknown amount in her 401K and bank accounts.

The real property is subject to a mortgage. Petitioner requests permission of the Court to sell the real property and to place any proceeds from the sale of the real property into the estate's bank account until the creditor claim period has run and all just debts have been paid and until further and due administration of the estate is made.

5. BOND, INVENTORY & ACCOUNTINGS: Petitioner requests that all requirements of bond, inventory and accounting be waived upon the presentation of waivers.

6. NOTICE TO KIN: The Petitioner has provided reasonable notice of this hearing to the decedent's heirs at law along with a copy of this *Petition.*

7. TENNCARE: Decedent was not a recipient of TennCare.

8. STATEMENT REGARDING CONVICTION OF FELONIES/MISDEMEANORS: Petitioner states and affirms that she has never been convicted of any felonies or misdemeanors.

9. STATEMENT REGARDING IMPRISONMENT IN PENITENTIARY: Petitioner states and affirms that she has never been imprisoned in the penitentiary.

10. STATEMENT REGARDING BUSINESS INTEREST: The decedent was not the owner and did not have a controlling interest in any ongoing business or economic enterprise that is part, or may be part of the estate to be administered.

10. OATH: Pursuant to T.C.A. 30-1-111, Petitioner does swear and affirm to honestly and faithfully execute and perform the duties imposed by law upon Personal Representatives in the State of Tennessee to the best of her ability and knowledge.

PREMISES CONSIDERED, PETITIONER REQUESTS THAT:

1. Petitioner, Anita Oldham, be appointed Administrator of the Estate of Andrea Latrice Cushenberry, Decedent;

2. Letters of Administration be issued to Petitioner;

3. Any requirement of Bond, Inventory and Accounting in this matter be waived;

3. Notice be given to the Bureau of Tenncare and to the Department of Revenue, as required by Statute;

4. Petitioner be granted leave of this Court to sell the decedent's real property and to place the proceeds in the estate's bank account pending the conclusion of the creditor claim period.

5. That notice be given to creditors, pursuant to T.C.A. §30-2-306;

6. Petitioner be given such other and general relief as the Court may deem appropriate.

This Petition will be heard on October 11, 2022 at 10:00 a.m.
before the Seventh Circuit Court of Davidson County, TN.

Respectfully Submitted,

/S/ Roland T. Hairston, II
Roland T. Hairston, II, BPR #31473
Attorney for Petitioner
615 Main Street, Suite 106
Nashville, TN 37206
Phone: (615) 428-7345
Email: attorney@rolandhairston.com

CERTIFICATE OF SERVICE

I hereby certify that on September 27, 2022, I electronically filed the foregoing document with the Circuit Court Clerk using the efiling system. I certify that the following parties or their counsel of record are registered as efiling filers and that they will be served by the efiling system or via traditional means of service (US Mail, postage prepaid, Fax or Hand-Delivery) to:

Anita Oldham
122 Liberty Street
Hopkinsville, KY 42240

Roland T. Hairston, II
Roland T. Hairston, II

PETITIONER'S OATH

STATE OF Kentucky)
)
COUNTY OF Christian)

Anita Oldham, after first being duly sworn according to law, makes oath and says that I have read the foregoing *Petition*, that the facts set forth therein are true and correct to the best of my knowledge, information and belief, and that this *Petition* is not made out of levity, but in sincerity and truth for the causes mentioned therein.

WITNESS my hand this 22nd day of September, 2022.

Anita Oldham

Anita Oldham

Sworn to and subscribed before me

This 22nd day of September, 2022.

Donna Lynch

NOTARY PUBLIC

DONNA LYNCH
Notary Public - State at Large
Kentucky
My Commission Expires Oct. 22, 2022
Notary ID 611064

My Commission Expires: 10. 22. 2022

I, Dana Thomas, 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 this 16th day of February, 2024

Dated 2-16-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 16th day of February, 2024

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY