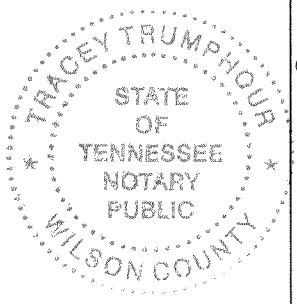
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7054-WE

Karen Johnson Davidson County
Batch# 1132212 DEEDWARR
05/07/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240507-0033660



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xiaopeng Sun and Xiangwen Sun	Rocket Mortgage, LLC	
7277 Charlotte Pike #253	1050 Woodward Avenue	114-08-0C-071.00-CO
Nashville, TN 37209	Detroit, MI 48226-1906	
(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, I, **Sarah Caitlin Anderson, an unmarried woman**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xiaopeng Sun, a single person, and Xiangwen Sun, a single person, tenants in common with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 68 of West Park, Phase 2, a Horizontal Property Regime, created under Title 66, Section 27- 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 as amended in Instrument No. 20041221-0151636, as further set out on a plan attached to an amendment of record as Instrument No. 20041112-0136248, and as further amended by Instrument No. 20050222-0018812 and nd as further supplemented in Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Sarah Caitlin Anderson, an unmarried woman by Warranty Deed from Jay B. Linthicum, unmarried and Euleta F. Linthicum, unmarried of record in Instrument No. 20141016-0095761 Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 16, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **7277 Charlotte Pike #253, Nashville, TN 37209**

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 our hands this the 3rd day of May, 2024.

Sarah Caitlin Anderson by JAW her attorney-in-fact

Sarah Caitlin Anderson by James A. Waechter, attorney-in-fact

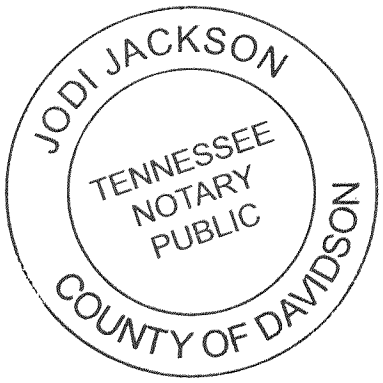
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. Waechter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sarah Caitlin Anderson**, as her Attorney in Fact, as the free act and deed of the within named **Sarah Caitlin Anderson.**

Witness my hand and official seal this the 3rd day of May, 2024.

My Commission expires 10-4-27

Notary Public



$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 May 3, 2024.

Affiant
Date: 5/3/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 3 day of April, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY