Karen Johnson Davidson County
Batch# 1189604 DEEDWARR
10/03/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20241003-0076834

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Xueyi Li and Yaning Li	SEND TAX BILLS TO: New Owners	MAP-PARCEL NUMBERS
(NAME) 1202 Rosewood Trl	(NAME)	15003012100
(ADDRESS) Mt Juliet TN 37122	(ADDRESS)	
(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, **George Acheampong, Administrator Pendente Lite of the Estate of Charlotte Wagoner**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Xueyi Li and Yaning Li**, 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:

BEING part of Lot 3, Zone Lot Division of Lots 2, 3, and 4, Justin Towne, Section One, of record in Book 5800, Page 56, amended in Book 5200, Page 473, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 1673, dated July 14, 1999, as follows:

BEGINNING at a point in the westerly margin of Anderson Road, said point being the northeasterly corner of the Lot 3; thence with the westerly margin of Anderson Road, southwesterly 57 feet to a point; thence northwesterly 41.88 feet to a point; thence northwesterly 39.50 feet to a point; thence northwesterly 35.38 feet to a point; thence northeasterly 37.90 feet to a point; thence southeasterly 95 feet to the westerly margin of Anderson Road, being the point of beginning.

Being the same property conveyed to Charlotte Ann Wagoner, by virtue of that certain Warranty Deed dated August 6, 1999, and being of record at Instrument No. Book 11617, Page 960 in the Register's Office of Davidson County, Tennessee. Charlotte Ann Wagoner having passed on/or about June 25, 2023. Will admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 23P1581.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including those in Plat Book 5800, Page 56, amended in Plat Book 5200, Page 473, and Deed Restrictions at Book 5986, Page 30, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3264 Anderson Rd. Antioch, TN 37013
(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 1st day of October, 2024.

George Acheampong, Administrator Pendente Lite of the Estate of Charlotte Wagoner

Administrator

By: George Acheampong, Administrator Pendente Lite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **George Acheampong,** 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 **Administrator Pendente Lite** of **The Estate of Charlotte Wagoner,** and is authorized by **The Estate of Dorothy Jean Lawson,** to execute this instrument on behalf of **The Estate of Charlotte Wagoner, as Administrator Pendente Lite**.

WITNESS my hand and official seal at office this 1st day of October, 2024.

Notary Public
My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, 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 10/1/24.

Affiant Signature

10/1/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

(Notary Seal)

NOTARY PUBLIC STATE OF TENNESSEE CARI ALLEN DAVIDSON COUNTY

My Commission Expires: 1-6-25