Batch # 1224502 DEEDWARR
01/08/2025 07:56:21 AM 2 pgs
Fees: $13.00 Taxes: $798.39
20250108-0001484

# WARRANTY DEED

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,781.08

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 6-23-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Shan Sun | Shan Sun | 151-10-0A-184.00 |
| (NAME) | (NAME) | |
| 1725 Londonview Pl | 1901 Manchester Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Piper Sheets, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shan Sun, a married woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 152, Phase Two, Villages of Long Hunter P.U.D., as shown by plat of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Piper L. Sheets, unmarried woman from Piper L. Sheets f/k/a Piper L. Wade, an unmarried woman, by Quitclaim Deed on December 15, 2018, of record in Instrument Number 20181220-0123884, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable

Subject to all matters as shown on plan of record in Instrument Number 20020515-0059732, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1725 Londonview Pl, 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/our hands this 7th day of January, 2025.

Piper Sheets

State of Tennessee
County of Davidson

Personally appeared before me Piper Sheets, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2025.

Notary Public
My Commission Expires: 10-23-25

File No.: 202410009

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD