WARRANTY DEED

Karen Johnson
Batch # 1231305
01/29/2025 11 01 19 AM
Fees $18 00 Taxes $2,405 00

Davidson County
DEEDWARR
3 pgs

20250129-0006850

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF January, 20 25

Notary Public

MY COMMISSION EXPIRES 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy A Sanderson and Jaime Kemp Sanderson	American Financial Resources, LLC	
(NAME)	(NAME)	172090A13000CO
917 S Wickshire Way	8 Campus Drive #401	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Parsippany, NJ 07054	
(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, **Cui Ping Wu and husband, She Mo Sun** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Sanderson and Jaime Kemp Sanderson, husband and wife ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 130, BANBURY CROSSING, SECTION THREE, as shown on plat of record in Plat Book 9700, Pages 665-666, in the Regiser's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cui Ping Wu, an unmarried woman, by virtue of that certain Warranty Deed dated March 20, 2012, and being of record at Instrument No. 20120321-0023952 in the Register's Office of Davidson County, Tennessee.

She Mo Sun joins in the conveyance of the above described property as the spouse of **Cui Ping Wu ,** to convey any and all marital interest

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

This is unimproved _ improved x property, known as 917 S Wickshire Way Brentwood, TN 37027
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RU-24-917

Witness my hand this 24th day of January, 2025.

Cui Ping Wu

She Mo Sun

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cui Ping Wu and She Mo Sun** , 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.

WITNESS my hand and official seal at office this 24th day of January, 2025

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 JANUARY 24, 2025

Affiant Signature

January 28 , 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of JANUARY, 2025

Notary's Signature

My Commission Expires 5/8/28
Date



Notary's Seal (if on paper)