Karen Johnson Davidson County
Batch# 1297108 DEEDWARR
07/14/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250714-0055179

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

06-NSH25-09513

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alimi Ciang 4769 Crystal Brook Drive Antioch, TN 37013	NEW OWNER	162 16 0D 069.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Buwalda devisee of the Last Will and testament of Marie P. Sullivan**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alimi Ciang, an unmarried woman,** hereinafter called the Grantees, their successors 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. 23 on the Plan of SECTION THREE, HONEY BROOK SUBDIVISION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, Pages 379 and 380, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marie P. Sullivan, by Warranty Deed from H. Robert McCoy and wife Kimberly Sue McCoy, of record in Book 10995, Page 379, in the Register's Office of Davidson County, Tennessee, dated June 26, 1998, and recorded on June 29, 1998. The said Marie P. Sullivan died on February 22, 2020, then William S. Earp died November 15, 2024, testate, devising subject property to Sharon Buwalda. See Probate Case No. 25P305, Davidson County Tennessee, In the Seventh Circuit (Probate) Court. Also see Order Recorded in Instrument No. 20250421-0030153 and Will recorded in Instrument No. 20250421-0030154, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4769 Crystal Brook Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of July, 2025

Sharon Buwalda

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sharon Buwalda, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 8th day of July, 2025.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

July 8, 2025.

Date

Affiant Signature

July 14, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **July**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON