Karen Johnson Davidson County
Batch# 1308955 DEEDWARR
08/12/2025 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.60
20250812-0064175

# WARRANTY DEED

RASHAWN D PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES APRIL 21, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mina Soliman | Clover Capital Mortgage Powered by Premier Lending Cenlar | |
| (NAME) 1725 Londonview Place | (NAME) P.O. Box 202028 | 151-10-0A-184.00-CO |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Florence, SC, 29502 | |
| (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, **SHAN SUN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MINA SOLIMAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY,** 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 Russell Wade, unmarried, and Piper L. Sheets, unmarried, with Rights of Survivorship by Warranty Deed from Ole South Properties, Inc of record in Instrument No. 20030319-0036495 Register's Office for Davidson County, Tennessee, dated March 14, 2003.**

**Being the same property conveyed to Piper L. Sheets n/k/a Piper L Wade by Quitclaim Deed from Russell Wade of record in Instrument No. 20140522-0044389 Register's Office for Davidson County, Tennessee, dated May 12, 2014.**

**Being the same property conveyed to Piper L. Sheets, an unmarried woman, by Quitclaim Deed from Piper L. Sheets f/k/a Piper L. Wade, an unmarried woman, of record in Instrument No. 20181220-0123884 Register's Office for Davidson County, Tennessee, dated December 15, 2018.**

**Being the same property conveyed to Shan Sun, a married woman, by Warranty Deed from Piper Sheets, an unmarried woman, of record in Instrument No. 20250108-0001484 Register's Office for Davidson County, Tennessee, dated January 07, 2025. Grantor did not live in said property and this was not the marital residence.**

**This conveyance is subject to all easements, restrictive covenants and conditions, 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 1725 Londonview Place, 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 5th day of August, 2025

Shan Sun
SHAN SUN

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 Shan Sun, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

CH2025-957

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 5, 2025.

J. Carlton Drumwright

August 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY