Karen Johnson Davidson County
Batch# 1331998 DEEDWARR
10/08/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20251008-0080375

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24816-DJ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2025.

Notary Public
My Commission Expires: 1/24/28

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Sibolin Wang and Di Sun<br>7952 Oakfield Grove<br>Brentwood, TN 37027 | New Owners | 181-03-0A-325.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **David R. Hartman, Trustee of the Hartman Legacy Trust dated June 8, 2021**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Di Sun with a 75% ownership and Sibolin Wang with a 25% ownership, tenants in common**, hereinafter called the Grantee(s), 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 all of Lot No. 149, Revision One, Phase Two, Addition to Indian Creek, according to survey and plat of same appearing of record in Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David R. Hartman, Trustee of the Hartman Legacy Trust, dated June 8, 2021 by Quitclaim Deed to Trustee from Clyde Hartman and Ruth Hartman, dated June 8, 2021, recorded August 9, 2021, of record in Instrument No. 20210809-0106580, Register's Office for Davison County, Tennessee.

This is improved property located at: **7952 Oakfield Grove, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 6th day of October, 2025.

GRANTOR:

Hartman Legacy Trust dated June 8, 2021

By: David R Hartman, Trustee
David R. Hartman, Trustee

STATE OF OHIO
COUNTY OF Licking

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David R. Hartman, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Trustee of David R. Hartman, Trustee of Hartman Legacy Trust dated June 8, 2021, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2025.




Linda L Luby
Notary Public
My Commission expires: June 14, 2030

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/6/25 (date of document).

Jennifer L. Pennell

10/7/25

Date

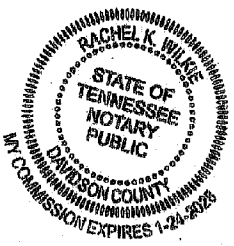
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 10/7, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028




Notary's Seal