Karen Johnson Davidson County
Batch# 1343076 DEEDWARR
11/07/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20251107-0089073

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Brittany R. Jones
Affiant

Subscribed and sworn to before me, this 7th day of November, 2025.

Kim Perry
Notary Public

My commission expires: 1/30/29

(Notary Stamp)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Samuel Sui and Salina Fang	New Owner	026-07-0-179.00
102 Oxford Ct	"	
Goodlettsville, TN 37072	"	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Connor P. Weaver, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Samuel Sui, an unmarried man and Salina Fang, an unmarried woman, as tenants in common with the right of survivorship

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 263 on the Plan of Windsor Green Phase II - Section II of record in Book 6900, Page 549, amended in Book 8000, Page 652, in the Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being the same property conveyed to Connor P. Weaver, a single man by Warranty Deed from John W. Scott, a single man of record in Instrument No. 20230228-0013964 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on February 28, 2023.

Jennifer Paige Higgins, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This is improved property known as **102 Oxford Ct, Goodlettsville, TN 37072.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of November, 2025.

Connor P. Weaver

Jennifer Paige Higgins

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, Connor P. Weaver and Jennifer Paige Higgins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of November, 2025.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 25-002682-524

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Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **11/7/25** (date of document).

Affiant Signature

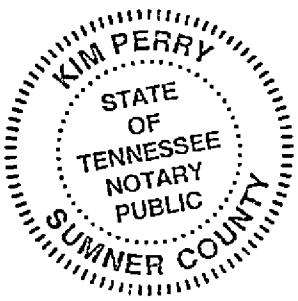
11/7/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **7th** day of **November**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29