Karen Johnson Davidson County
Batch# 1435221 DEEDWARR
06/17/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,114.66
20260617-0055055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $841,800.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Tzuo -Yuan Hsieh and Anna Tsaiho Hsieh, Husband and Wife	Same as New Owner	
	(NAME)	
8044 Charlotte Pike		127-00-0-302.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Curtis Wayne Akers and his Successors in Trust, as Trustee of Betty Jean Akers Revocable Trust dated July 28, 2017, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peter Tzuo -Yuan Hsieh and Anna Tsaiho Hsieh, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that 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. 1, as shown on the map entitled Final Plat of Hows Subdivision, of record as Instrument No. 20060417-0043316, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas W. Akers and wife, Betty J. Akers by Warranty Deed from Action Construction of TN, Inc., a Tennessee Corporation of record in Instrument No. 20070709-0081441 Register's Office for Davidson County, Tennessee, dated June 28, 2007 and recorded on July 09, 2007.

Said Thomas W. Akers having Deceased on or about June 15, 2017, Vesting Betty J. Akers as surviving tenant.

Being the same property conveyed to Betty Jean Akers and her Successors in Trust, as Trustee of Betty Jean Akers Revocable Trust dated July 28, 2017 by Quitclaim Deed from Betty J. Akers of record in Instrument No. 20170815-0083660 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 15, 2017.

Said Betty Jean Akers having Deceased on or about July 16, 2025, leaving Curtis Wayne Akers as Trustee.

Certification of Trust recorded simultaneously herewith.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8044 Charlotte Pike, Nashville, TN 37221
(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/our hand(s) this 16th day of June, 2026.

WARRANTY DEED
(Continued)

Curtis Wayne Akers and his Successors in Trust, as Trustee of Betty Jean Akers Revocable Trust dated July 28, 2017

BY: _____
Curtis Wayne Akers, Trustee

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 Curtis Wayne Akers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Betty Jean Akers Revocable Trust dated July 28, 2017, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 16 day of June, 2026.

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/2026

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 16TH day of JUNE, 2026.

Date: 6-16-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16TH day of JUNE, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY