Karen Johnson Davidson County
Batch# 1466614 DEEDWARR
09/01/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,570.50
20260901-0080771

WARRANTY DEED

File No. 2026-67

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

STATE OF: TENNESSEE
COUNTY OF: RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of August, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Matthew Alexander Tucker And Aileen Samantha Tucker	New Owner	
1413 Station Four Lane		**064 05 0 094.00**
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Andrian Mauritz Pesik f/k/a Andrian Silitonga and Hui Yang, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto **Matthew Alexander Tucker and Aileen Samantha Tucker, husband and wife,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 100 on The Plan of Cleveland Hall Subdivision, Phase One, as of record in Plat Book 11700, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrian Silitonga and Hui Yang, husband and wife, by Warranty Deed from Clarence Nero and Kedrah Nero F/K/A Kedrah Key, dated August 16, 2010, and recorded in Instrument No. 20100818-0065294, in the Register's Office for Davidson County, Tennessee.
**** Andrian Mauritz Pesik f/k/a Andrian Silitonga formally changed to Andrian Mauritz Pesik on 5/17/2011 in the United States District Court for the Middle District of Tennessee.**

This is unimproved property known as: 1413 Station Four Lane, Old Hickory, TN 37138.
This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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. 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 our hands this 25th day of August, 2026.

Andrian Mauritz Pesik

Hui Yang

Hui YANG HY

STATE OF: TENNESSEE

COUNTY OF: RUTHERFORD

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, **Andrian Mauritz Pesik and Hui Yang**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August, 2026.

My Commission Expires: 1/22/2030

Notary Public

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775

Certificate of Authenticity

I, Alicia Hamilton, 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

8/25/26.
Date

Affiant Signature

8/26/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of Aug, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON