This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 03/03/04 09:02 3pgs
Fees:18.00 Taxes:884.30
20040303-0023903

File No.: **2038-343578**

CORPORATE
WARRANTY DEED

THIS INDENTURE, made and entered into this February 27, 2004, by and between **Primacy Closing Corporation**, parties of the first part, and Hyun Che Im and wife, Myung Jin Im party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot 57 on the PLAN OF POPLAR CREEK ESTATES, PHASE II, of record in Book 6900, pages 339-347, as amended in Book 7900, pages 888 and 889, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: 20040303-0023902 in said Register's office.

This conveyance is made subject to:
taxes for the year of 2004 and thereafter

Parcel ID # **155-8-C-57.00**
X Improved OR
Unimproved property located at: **7016 Collinswood Drive, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

BY: R A B

Primacy Closing
Corporation

State of **TN**

County of ~~**Williamson**~~ Shelby

Before me, Alison Grimm (name of notary public) of the State and County mentioned, personally appeared Ross A Boswell with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Vice President (president or other officer authorized to execute the instrument) of **Primacy Closing Corporation** the within named bargainor, a corporation, and that such Vice President (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as Vice President (president or other officer).

Witness my hand and seal at office in Shelby Co TN this 2-24-04.

ALISON GRIMM NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Alison Grimm
Notary Public

My Commission Expires: My Commission Expires September 27, 2006

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Owner's Name: Hyun Che Im

and Address: **7016 Collinswood Drive**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Union Planters Bank
2019 Richard JOnes Blvd.
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Blair Lynch
Affiant

Subscribed and sworn to before me this February 27, 2024.

Mandy R Baird
Notary Public

My Commission Expires: 7/29/27

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN