Bill Garrett Davidson County
Batch# 110987 DEEDWARR
06/29/2018 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,529.95
20180629-0063214

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: EnTitle Insurance Company, 4160 Temescal Canyon Road, #211 Corona, CA 92883

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Karen C. Enyedy	Karen C. Enyedy	160 12 0 118.00
5548 Trousdale Drive	5548 Trousdale Drive	
Brentwood, TN 37027	Brentwood, TN 37027	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Four Hundred Thirteen Thousand Five Hundred and 00/100 Dollars ($413,500.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, MUN LEE, a married woman, and KYUNG PANG, a married woman, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto KAREN C. ENYEDY, single, hereinafter referred to as "Grantee", whose mailing address is 5548 Trousdale Drive, Brentwood, TN 37027, his/her/their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163, on the Plan of Hearthstone, Phase 1, as of record in Plat Book 5200, Page 218, as amended in Book 5677, Page 417, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tax ID No.: 160 12 0 118.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20170315-0025265 in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
(A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5548 Trousdale Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of June, 2018.

MUN LEE

KYUNG PANG

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MUN LEE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 18th day of June, 2018.

Notary Public
My Commission expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KYUNG PANG, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29th day of June, 2018.

Notary Public
My Commission expires:

Margaret A. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 413,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 29th day of June, 2018.

Notary Public
My Commission expires:
April 24, 2022

NOTARIAL SEAL
STATE OF OHIO

KARI A. DEININGER
Notary Public
In and for the State of Ohio
My Commission Expires
April 24, 2022

True Copy Certification

I, Shelly Malloy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Malloy
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Kari Deininger, a notary public for this county and state, Shelley Malloy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kari A. Deininger
Notary's Signature

My Commission Expires: April 24, 2022
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

KARI A. DEININGER
Notary Public
In and for the State of Ohio
My Commission Expires
April 24, 2022