Bill Garrett Davidson County
Batch# 122551 DEEDWARR
07/31/2018 09:46:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20180731-0074458

WARRANTY DEED

JAKE B. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of July, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeramy D. Jewell and Regina H. Jewell	HomeBridge Financial Services, Inc. DBA Real Estate Mortgage Newtork	108 12 0B 056.00
(NAME)	(NAME)	
2120 N Ashford Ct.	194 Wood Avenue South, 9th floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Iselin, NJ 08830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars ($240,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul S. Cha and wife, Ilsin Cha**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Jeramy D. Jewell and Regina H. Jewell, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 126, Phase 1-A, Section 2, Harborview Subdivision as shown on the Plan of record in Book 6900, Page 756-758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul S. Cha, and wife, Ilsin Cha by Warranty Deed from Frank Batson Homes, Inc. dated January 31, 1992 and recorded February 3, 1992 in Book 8540, Page 743, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2120 N Ashford Ct., Nashville, TN 37214

File Number: JAK-183556FC

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, has 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 27th day of July, 2018

Paul S. Cha

Ilsin Cha

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Paul S. Cha and wife, Ilsin Cha, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

File Number: JAK-183556FC

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY