Karen Y Johnson Davidson County
Batch# 138008 DEEDWARR
09/07/2018 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20180907-0088919

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Evelyn Gutierrez Henson	AmCap Mortgage, Ltd.	#064080A01900
(NAME) 1325 Autumn Springs Ct.	(NAME) 2159 N. Thompson Ln, Ste A7	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($314,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOOSIK SAMUEL CHOI AND MI YOUNG CHOI, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EVELYN GUTIERREZ HENSON AND CHRISTOPHER HENSON, WIFE AND HUSBAND,
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:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Section One, Merritt Downs, of record in Plat at Instrument No. 20010523-0053201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joosik Samuel Choi and Mi Young Choid by deed from Kenneht O' Toole of record in Instrument 20161221-0133852, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument 20170217-0016400, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010523-0053201 said Register's Office. This conveyance is subject to Restrictions and By-Laws of record in Instrument 20010604-0057881 and Instrument 20010702-0069864, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1325 Autumn Springs Ln., Old Hickory, TN 37138
(House No.) (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 our hands this 5th day of September, 2018.

Joosik Samuel Choi

Mi-Young Choi

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey)

On September 6th, 2018 before me, Taylor McDougal Notary Public
(insert name and title of the officer)

personally appeared Joosik Samuel Choi and Mi Young Choi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TAYLOR MCDOUGAL
COMM. #2237199
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Commission Expires 04/07/2022

Signature _____ (Seal)

True Copy Certification

I, Anita Lester, 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 DAVIDSON

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

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.