Karen Y Johnson Davidson County
Batch# 176657 DEEDWARR
12/20/2018 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $381.10
20181220-0124003

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Subscribed and sworn to before me, this 19 day of December, 2018.

Notary Public

My commission expires: 12/20/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Don Kim	New Owner	**043100B09600CO**
555 N Dupont Avenue, E96	PO Box 331904	
Madison, TN 37115	Nashville TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jerry L. Shrum and Joyce A. Shrum, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Don Kim

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 Unit No. E-96, on the plan of Madison Park Condominiums, according to Master Deed of record in Book 5462, page 614, as corrected by Book 5608, page 551, and amended by Book 8014, page 416, Register's Office for Davidson County, Tennessee, and more particularly described in Plat book 5200, page 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made,

Being the same property conveyed to Jerry L. Shrum and Joyce A. Shrum, husband and wife, by Warranty Deed from Coordination Plus, LLC, a Tennessee limited liability company, dated September 6, 2007, of record in Instrument No. 20070910-0108073, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

By-laws of record in Book 5462, page 625 as amended in Book 10895, page 319, said Register's Office.

Stormwater Detention Agreement of record in Book 6160, page 607, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 555 N Dupont Avenue, E96, Madison, TN 37115.

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 in 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.

Jerry L. Shrum Date: 12-19-18
Jerry L. Shrum

Joyce A Shrum Date: 12-19-18
Joyce A. Shrum

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Jerry L. Shrum and Joyce A. Shrum, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of December, 2018.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LELAND L. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

