1302 STRATFORD AVENUE, NASHVILLE, TN 37216 WARRANTY DEED CHOI TO FOSTER

**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**3200 West End Avenue, Suite 500**
**Nashville, Tennessee 37203**
**TN BPR # 11639**
**615.414.1368**

Karen Johnson Davidson County
Batch# 202014 **DEEDWARR**
03/05/2019 01:36:10 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20190305-0020049

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $280,000.00**

**Affiant**

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**Subscribed and sworn to before me, this 4th day of March, 2019.**

**Notary Public**
**My commission expires:** 11/08/22

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| April Foster | New Owner | 072-03-0 072.00 |
| 1302 Stratford Avenue | | |
| Nashville, Tennessee 37216 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY CHOI, MARRIED, AND JINA CHOI, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **APRIL FOSTER, MARRIED,** hereinafter called the Grantees, their successors 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 THE EASTERLY 54.8 FEET OF LOT NO. 243 ON THE PLAN OF INGLEWOOD PLACE OF RECORD IN PLAT BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 243 FRONTS 54.8 FEET OF THE SOUTHERLY MARGIN OF STRATFORD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 205.0 FEET TO A DEAD LINE IN THE REAR MEASURING 54.8 FEET THEREON.

TOGETHER WITH JOINT DRIVEWAY AGREEMENT AS MORE FULLY DESCRIBED IN BOOK 8347, PAGE 319, DAVIDSON COUNTY REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO HENRY CHOI, MARRIED, AND JINA CHOI, UNMARRIED, BY WARRANTY DEED FROM ENGEDI REAL ESTATE, G.P. A TENNESSEE GENERAL PARTNERSHIP, DATED 11/01/18, OF RECORD IN INSTRUMENT NO. 20191105-0109498, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1302 Stratford Avenue, Nashville, Tennessee 37216

This property is not, nor has it ever been, the marital residence of the Grantor, Henry Choi, and his spouse.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 my hand this 3 day of March, 2019.

HENRY CHOI

STATE OF NEW YORK
COUNTY OF Kings

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, HENRY CHOI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in BROOKLYN NEW YORK (CITY/STATE), this 3 day of MARCH 2019. 2019.

Notary Public

My Commission expires _____

PETER K. JACOB
NOTARY PUBLIC, STATE OF NY
NO. 01JA5053666
QUALIFIED IN KINGS COUNTY
COMMISSION EXP.: DEC. 26, 2021

1302 STRATFORD AVENUE, NASHVILLE, TN 37216 WARRANTY DEED CHOI TO FOSTER

WITNESS my hand this 2nd day of March 2019

JINA CHOI

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JINA CHOI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennessee, this 2nd day of March 2019.

Brian Payne, Notary Public

My Commission expires 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON