THIS INSTRUMENT PREPARED BY: Alan T. Fister, Esq. 5115 Maryland Way, Suite 301 Brentwood, TN 37027 (615) 376-0175 Karen Johnson Davidson County Batch# 225752 DEEDWARRSP 05/03/2019 11:54:30 AM 4 pgs Fees: $23.00 Taxes: $1,110.00 20190503-0041621	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00 Affiant Subscribed and sworn to before, this the 2nd day of May, 2019. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 4-21-2020

Name and Address of Property Owner: Seung U. Lee 3921Apache Trail Antioch, TN 37013	Send Tax Bills To: Same as Owner	Map & Parcel Numbers: 135140B09200CO

SPECIAL WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ramila Shah individually and on behalf of the Estate of Vinod Shah, as personal representative of said Estate** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Seung U. Lee**, as Grantee (hereinafter referred to as "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A [for legal description of Murfreesboro Pike property]

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by any action of Grantor.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee against the lawful claims of all persons claiming by or through the actions of Grantor that a lien, mortgage, or other encumbrance relating to Grantor existed on said land as of the date this deed was signed.

In Witness Whereof, Grantor has set Grantor's hand the date first above-written.

Ramila Shah

Ramila Shah, individually and on behalf of the Estate of Vinod Shah, in her capacity as personal presentative of said Estate.

STATE OF TENNESSEE

COUNTY OF Williamson

Before me the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Ramila Shah to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledges herself to the Grantor of the property being conveyed and that she executed the foregoing instrument, for the purposes therein contained, by signing her name in her individual capacity and as personal representative of the Estate of her deceased husband Vinod Shah.

Witness my hand and seal in Brentwood Tennessee, this the 1st day of May, 2019.

NOTARY PUBLIC

My Commission Expires 5/2/22

JEANNE M. PERRI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 4 on An Amendment to the Final Plat, Phase One, Ransom Place, as shown on plat of record in Plat Book 7900, Page 939, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seung Lee and Vinod Shah by the Quitclaim Deed of record in Instrument No. 20080123-0007103, in the Register's Office for Davidson County, Tennessee.

The said Vinod Shah having since died, his interest is now vested in Ramila V. Shah pursuant to the Last Will and Testament of Vinod J. Shah of record in Book WD193, Page 2904, in the Register's Office for Humphreys County, Tennessee. See also the Probate Docket No. 09P83, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 2245 Murfreesboro Pike, Nashville, Tennessee.

Certificate of Authenticity

I, Heather Wood, 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.

Heather Wood

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Brina Mathis, a notary public for this county and state, Heather Wood who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brina Mathis

Notary's Signature

My Commission Expires: 4-21-2020

Notary's Seal (if on paper)

STATE OF TENNESSEE NOTARY PUBLIC

BRINA MATHIS

WILLIAMSON COUNTY