WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles F. Caudell	New owner	033-01-0-016.00
(NAME)	(NAME)	
~~1232 Genelle Drive~~ 105 Mission Ct Ste 105		
(ADDRESS)	(ADDRESS)	
~~Goodlettsville, TN 37072~~ Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Hyun Park and wife, Jae S. Park, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Charles F. Caudell, hereinafter called the GRANTEE(S), his/her/their 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. 38, on the Plan of Plantation Estates, Section III, as of record in Book 3700, Page 141, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.

Being the same property conveyed to Hyun Park and wife, Jae S. Park by Deed from J. B. Gibbs Construction Company, dated 09/27/1974 and recorded 09/30/1974, of record in Book 4856, Page 341, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1232 Genelle Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 269829 DEEDWARR
08/12/2019 10:20:30 AM 2 pgs
Fees: $13.00 Taxes: $751.10
20190812-0080039

File No.: 487523
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of August, 2019.

Hyun Park

Hyun Park

Jae S. Park

Jae S. Park

State of CA

County of LA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hyun Park and Jae S. Park, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of August, 2019.

TR

Notary Public:

My Commission Expires: 04/13/2023

THOMAS RAMIREZ II
Notary Public - California
Los Angeles County
Commission # 2281645
My Comm. Expires Apr 13, 2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Yvette Meldrum, 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, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

TAMMY LYNN WINDHAM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020