PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 276395 DEEDWARR
08/26/2019 12:06:14 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20190826-0085611

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60625

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly M. Gallagher Judith Gallagher 829 B Clayton Avenue Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 118060B00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tae Youn Park and Jea Young Min, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly M. Gallagher and Judith Gallagher, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit "B" of Lot No. 2 of Clayton Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Inst. No. 20060630-0078744, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Tae Youn Park and Jea Youn Min, husband and wife, by Warranty Deed from James M. Basham, unmarried, dated August 18, 2016 and recorded on August 24, 2016 of record in Inst. NO. 20160824-0088384, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "A" to the Master Deed of record in Inst. No. 20060630-0078744, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; All matters shown on the Plat of record in Inst. No. 20050906-0106512, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record n Book 3920, page 891, said Register's Office. The provisions of the condominium Master Deed of record in Inst. No. 20060630-0078744, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters;

This instrument is executed on behalf of Tae Youn Park and Jea Young Min by Mark Bjordahl pursuant to a Power of Attorney executed by them on the 17th day of August, 2019 of record in Instrument No. 20190826-0085610, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 829 B Clayton Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2019.

Tae Youn Park by Mark Bjordahl, Atty-in-fact Jea Young Min by Mark Bjordahl, Atty-in-fact

Tae Youn Park by Mark Bjordahl, Attorney-In-Fact **Jea Young Min by Mark Bjordahl, Attorney-In-Fact**

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Mark Bjordahl** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Tae Youn Park and Jea Young Min**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 2019.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Sworn and subscribed before me this 22nd day of August, 2019.

Notary

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

EXHIBIT "A"

To

Warranty Deed

FROM: Tae Youn Park and Jea Young Min

TO: Kelly M. Gallagher and Judith Gallagher

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Mark Bjordahl

Mark Bjordahl, Affiant

Sworn to and subscribed before me this 22nd day of August, 2019.

Notary Public

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022