Karen Johnson Davidson County
Batch# 277512 DEEDWARR
08/29/2019 09:04:39 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190829-0087104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 04/21/2020

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY KAYLA LABOR

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Hill Spencer	NEW OWNERS	117-06-0A-008.00-C
(NAME) 2934 Wellesley Trace	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

HYUNSEUNG OH AND DAHYE KIM, HUSBAND AND WIFE,

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

Sharon Hill Spencer, unmarried

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. 10 A, Section 3 on the Plan of Wellesley Trace, Lot 10, of record in Plat Boook 5210, Pages 156 and 315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hyunseung Oh and Dahye Kim, husband and wife by Deed dated June 23, 2016 from Natalia Artikhovich Warner, married, recorded June 24, 2016, in Instrument Number 20160624-0064832, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *improved* property is commonly known as: 2934 Wellesley Trace, Nashville, TN 37215

LT&E File #15592

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 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 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

Witness my/our hand(s) this 2 day of May, 2019.

Hyunseung Oh

Dahye Kim

STATE OF Tennessee
COUNTY OF Williamson

On this 2 day of May, 2019 before me, a notary public, personally appeared Hyunseung Oh, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/14/21

STATE OF Tennessee
COUNTY OF Williamson

On this 2 day of May 2019 before me, a notary public, personally appeared Dahye Kim, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #15592