WARRANTY DEED

Karen Johnson Davidson County
Batch# 284445 DEEDWARR
09/11/2019 03:40:00 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190911-0092136

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 Day September 2019

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

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
Evan Hutcheson	FCM	103-09-0-A-002.00CO
(NAME)	(NAME)	
5741 Knob Road	2602 ROBERT ROSE DR, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	MURFREESBORO, TN 37129	
(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 **Young Hee Cho, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Evan Hutcheson,** a single man, 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:

Situate in Davidson County, Tennessee, being Lot No. 1, Unit No. 2, on the plan of HILLWOOD PLACE CONDOMINIUMS a horizontal property regime established by Master Deed of record in Book 6517, Page 916, , the plat of which is of record in Book 6517, Page 980, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. B. Cho by Warranty Deed dated 12/04/1985 from SCW Construction Company, Inc. of record in Book 6727, Page 709, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J. B. Cho and wife, Young Hee Cho by Quit Claim Deed dated 01/22/2002 from J. B. Cho of record in Instrument 200201250010527, Register's Office for Davidson County, Tennessee. J. B. Cho died on January 15, 2011 leaving Young Hee Cho as the surviving tenant by the entirety.

This conveyance subject to all matters as set forth per boundary plats of record in Plat Book 2133, Page 85, Plat Book 3300, Page 28, Master Deed of record in Book 6517, Page 916, as amended in Instrument 201702140015367, 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 ☒ 5741 Knob Road, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 5th day September 2019.

Young Hee Cho

Young Hee Cho

State of VA.
County of FAIRFAX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Young Hee Cho, 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 5TH day of September, 2019.

Notary Public:
My Commission Expires: 8/31/2023

AMJAD ALI
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2023
COMMISSION # 296240

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129