Karen Johnson Davidson County
Batch# 284647 DEEDWARR
09/12/2019 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20190912-0092410

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 11TH day of September, 2019.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Hammel 1322 Stratford Avenue Nashville, Tennessee 37216	New Owner CHI CARDINAL FINANCIAL CO 3001 ARCO DR, STE 250 CHARLOTTE, NC 28273	072-03-0 083.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY CHOI, MARRIED, AND HANNA CHO, UNMARRIED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **JONATHAN HAMMEL, A SINGLE MAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING THE WESTERLY ONE HALF (1/2) OF LOT NO. 249 ON THE MAP OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID WESTERLY ONE HALF OF LOT 249 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF STRATFORD AVENUE AND RUNS BACK BETWEEN PARALLEL LINE 205 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO HENRY CHOI, MARRIED, AND HANNA CHO, UNMARRIED, BY WARRANTY DEED FROM DOUG BROOKS, DATED APRIL 4, 2018 OF RECORD IN INSTRUMENT NO. 20180411-0034267, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1322 Stratford Avenue, Nashville, Tennessee 37216

This property is not, nor has it ever been, the principal or marital residence of the Grantor, Henry Choi, and his spouse.

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, her heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 hand this 9th day of September, 2019.

Henry Choi By Ting Chang Attorney In Fact

HENRY CHOI, BY TING CHANG HIS ATTORNEY IN FACT

Hanna Cho By Ting Chang Attorney In Fact

HANNA CHO, BY TING CHANG HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TING CHANG, attorney in fact for HENRY CHOI and HANNA CHO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who stated that he is the attorney in fact for HENRY CHOI and HANNA CHO, and who further stated and acknowledged he executed the within instrument for the purposes therein contained, and had authority to so act on behald of HENRY CHOI and HANNA CHO.

Witness my hand in BRENTWOOD, TENNESSEE, this 9th day of SEPTEMBER, 2019.

Notary Public

My Commission expires 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

