Karen Johnson Davidson County
Batch# 323454 DEEDWARR
12/03/2019 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20191203-0124292

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to me on December 2, 2019.

NOTARY PUBLIC

My Commission Expires: 8-7-22

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MewKat Properties, LLC Jeong Hwan Cho 5221 Heathrow Hills Drive Brentwood, TN 37027	Same	082 12 0 255.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Michael W. O'Neill, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **MewKat Properties, LLC, a Tennessee limited liability company and Jeong Hwan Cho, as tenants in common (hereinafter called "Grantees"),** their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 17 on the Plan of D. D. Philips Silverdene Park Subdivision and being of record in Plat Book 421, Page 31, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael W. O'Neill by Deed dated October 26, 2007 from Aubrey Hiam and James Roberts and being of record in Instrument Number 20071031-0128146, Register's Office of Davidson County, Tennessee.

The above described property is not the principal residence of the Grantor

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument;
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 421, Page 31, said Register's Office.

This property is known as improved property located at 938 Silverdene Place, Nashville, Tennessee 37206.

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 successors, heirs and assigns, forever, and Grantor does covenant with the said Grantees that he is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors, 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.

Executed on this 2nd day of December, 2019.

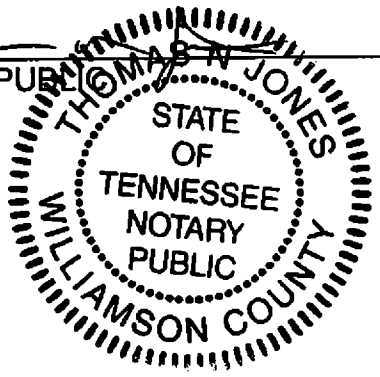
Michael W. O'Neill

State of Tennessee
County of Williamson

Before me, personally appeared, Michael W. O'Neill to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on the 2nd day of December, 2019.

NOTARY PUBLIC



My Commission Expires: 6-10-23

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

