WARRANTY DEED

Karen Johnson Davidson County
Batch# 375528 DEEDWARR
03/20/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200320-0030935

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Suh	USAA Federal Savings Bank	Parcel ID: 091 15 0 119.00
(NAME) 312 53rd Avenue N.	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37209	(ADDRESS) San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Emily S. Bartlett, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Suh, an unmarried man**, 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 part of Block 12, as shown on the map entitled Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record as Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the east margin of 53rd Avenue North at the southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to Emily S. Bartlett, a single woman by Warranty Deed from Matthew Rioth and Meghan Rioth, husband and wife dated May 31, 2016 and recorded June 02, 2016 as Instrument No. 20160602-0055319, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 312 53rd Avenue N., Nashville, TN 37209

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 our hands this 19 day of March, 2020.

Emily S. Bartlett

STATE OF Maryland

COUNTY OF Anne Arundel

I, the undersigned, a Notary Public for the aforesaid county and state, do hereby certify that Emily S. Bartlett, a single woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19 of March, 2020.

Notary Public

My Commission Expires: 10/18/2020

(SEAL)

BRYAN M. HYRE NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)