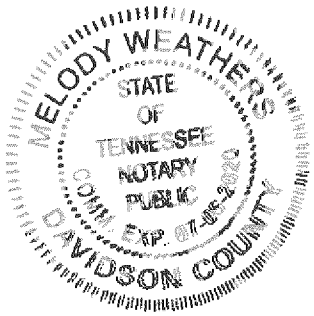
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day March 2020.

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(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
Ahmed Karim Haji	SAME	173-09-0-B-029.00CO
(NAME)	(NAME)	
4017 Barnes Cove Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Kye Seong Lee and Tae Bun Lee, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ahmed Karim Haji and Casey Cooper,** 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:

Land in Davidson County, Tennessee, being Lot No. 321, on the plan of SECTION ONE, BARNES COVE, of record in Instrument No. 20020409-0043258, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kye Seong Lee and Tae Bun Lee, married by Warranty Deed dated 12/07/2004 from Allison L. Knight (formerly known as Allison L. Helms) of record in Instrument 200412200150827, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per plat of record in Instrument 20020409-0043258, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212170155806, as amended of record in Instrument 201107200055565, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument 200202010014182, Stormwater Detention Agreement of record in Instrument 200204080042673, Declaration and Grants of Easements for Public Sidewalks of record in Instrument 200304020043515, Charter of Barnes Cove Homeowners Association of record in Instrument 200212170155805, Quitclaim Deed to the Homeowner's Association of record in Instrument 201306100058651, Register's Office for Davidson County, TN.

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.

Karen Johnson Davidson County
Batch# 375683 DEEDWARR
03/23/2020 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200323-0031150

202003230031150

unimproved ☐

This is improved ☒ 4017 Barnes Cove Drive, Antioch, TN 37013

(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 17th day March 2020.

Lee Kye Seong

Kye Seong Lee

TAE BUN LEE

Tae Bun Lee

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kye Seong Lee and Tae Bun Lee, 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 17th day of March, 2020.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 20, 2023

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

Certificate of Authenticity

I, John A Bell Jr, 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.

State of TN
County of Davidson

Signature

Personally appeared before me, Dellara Lashorn, a notary public for this county and state, John A Bell Jr, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DELLARA LASHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 3/8/2021

Notary's Seal (if on paper)

File No.: 677414
Warranty Deed TN