20-1-150

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 383143 **DEEDWARRSP**
04/08/2020 11:30:41 AM 5 pgs
Fees: $28.00 Taxes: $3,252.30
20200408-0036990

NEW OWNER:

Andrew Choon-Ki Hong, Trustee
The Andrew Choon-Ki Hong Trust - 2000
4140 Menendez Drive
Pensacola, FL 32503

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
20-1-150

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED SEVENTY NINE THOUSAND AND NO/100 DOLLARS ($879,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Cliff Wight,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Andrew Choon-Ki Hong, Trustee of The Andrew Choon-Ki Hong Trust - 2000** ("Grantee"), his successors in trust and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block "C", on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 10, fronts 74.0 feet on the Easterly side of Azalea Place and runs back between parallel lines 131.0 feet to a dead line.

Being the same property conveyed to Cliff Wight, by Warranty Deed (with a consideration value of $615,000.00), from Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski, and Michael A. Kowalski, (as individuals) and Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski, as Co-Executors of the Estate of Francis Kowalski, dated January 3, 2020, recorded January 3, 2020, of record in Instrument No. 20200103-0001039, Register's Office for Davidson County, Tennessee.
The said Francis Kowalski died October 28, 2014, leaving a holographic will (the "Will") which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 14P1972. The Will has been the subject of legal review, both in the said Circuit Court and in the Tennessee Court of Appeals (Case No. M2017-00533-

COA-R3-CV), in which it has been determined that the Will did not contain a residuary clause, and that title to the deceased's real property vested in the heirs of Francis Kowalski (the Grantors listed in the Warranty Deed) through intestate succession, subject to a fee simple determinable held by Trevor Walker (which interest has since been conveyed to the Grantors listed in the Quitclaim Deed by a seperate Quitclaim Deed recorded as Instrument No. 20190515-0045793, said Register's Office). A copy of the Tennessee Court of Appeals ruling appears of record in Instrument No. 20190108-0002058, said Register's Office. See also Memorandum of Judgment Affecting Title to Real Property, of record in Instrument No. 20190108-0002062, said Register's Office. To the extent, if any, that any portion or interest in the real property was devised to the deceased's nieces and nephews named and listed in the Will, the said nieces and nephews have conveyed their interests to the within named Grantors by Quitclaim Deed recorded as Instrument No. 20200103-0001038, said Register's Office.

Previously being the same property conveyed to Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski, and Michael A. Kowalski, as tenants in common, by Quitclaim Deed, from Michael Kowalski, Steven Kowalski, Matthew Kowalski, Kristen Kowalski, and Alexa Kowalski, dated January 3, 2020, recorded January 3, 2020, of record in Instrument No. 20200103-0001038, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Thomas Kowalski, John J. Kowalski, Margaret J. Kowalski, and Michael A. Kowalski, by Quitclaim Deed, from Trevor Walker, dated April 12, 2019, recorded May 15, 2019, of record in Instrument No. 20190515-0045793, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Francis Kowalski, a single person, by Warranty Deed, from Larry W. Morton and wife, Anna J. Morton, dated June 9, 1999, recorded June 11, 1999, of record in Book 11524, page 508, Register's Office for Davidson County, Tennessee. The said Francis Kowalski died October 28, 2014, leaving a holographic will (the "Will") which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Docket No. 14P1972.

THIS IS IMPROVED PROPERTY known as: **2820 Azalea Place, Nashville, TN 37204**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his successors and assigns, in fee simple, forever.

GRANTOR covenants that he is lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds himself and his successors to warrant specially and forever defend the title to the said real estate to GRANTEE, his successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.**

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of closing.

WITNESS MY SIGNATURE hereto this 1st day of April, 2020.

Cliff Wight

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a notary public in and for the state and county aforesaid, **Cliff Wight**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this _____ day of _____, 2020.

**** PLEASE SEE ATTACHED ****
CALIFORNIA NOTARY CERTIFICATE

_____
NOTARY PUBLIC

My commission expires:_____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside

On 04/01/2020 before me, **DENA M CEDILLO, NOTARY PUBLIC**,
Date *Here Insert Name and Title of the Officer*

personally appeared Cliff Wight,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DENA M. CEDILLO
Notary Public - California
Riverside County
Commission # 2230553
My Comm. Expires Feb 8, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Special Warranty Deed
Document Date: 04/01/2020 Number of Pages: 4
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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****

The actual consideration or value, whichever is greater, for this transfer is **$879,000.00.**

AFFIANT

Sworn to and subscribed to before me this the 1st day of April, 2020.

NOTARY PUBLIC

My commission expires: Feb 8, 2022

MAP & PARCEL: 11811003500

DENA M. CEDILLO
Notary Public - California
Riverside County
Commission # 2230553
My Comm. Expires Feb 8, 2022