20-1-294

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

NEW OWNER:

Nashville 4 Good, LLC
761 Brownlee Drive
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
20-1-294

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 396359 **DEEDWARRSP**
05/06/2020 12:37:06 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00

20200506-0047264

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($810,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **Andrew Choon-Ki Hong, Trustee of The Andrew Choon-Ki Hong Trust - 2000,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Nashville 4 Good, LLC** ("Grantee"), its successors 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 5, Berry Hill Subdivision , as shown on plat of record in Plat Book 3300, page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Andrew Choon-Ki Hong Trust 2000 by Special Warranty Deed from Berry Hill Holdings, LLC, a Tennessee limited liability company, dated November 8, 2018, recorded November 9, 2018, of record in Instrument No. 20181109-0111173, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as: **2908 Berry Hill Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 in trust to warrant specially and forever defend the title to the said real estate to GRANTEE, its 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 May, 2020.

The Andrew Choon-Ki Hong Trust - 2000

By: _____
Andrew Choon-Ki Hong, Trustee

STATE OF Florida

COUNTY OF Escambia

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Andrew Choon-Ki Hong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he the Trustee of The Andrew Choon-Ki Hong Trust - 2000, the within-named Grantor, and he as such Trustee being given the authority to so do, executed the within instrument for the purposes therein contained on behalf of The Andrew Choon-Ki Hong Trust - 2000, by signing the name of the trust by himself as Trustee.

WITNESS my hand and official seal at office, this 1st day of May, 2020.

TYTIAN'A M. THOMPSON
MY COMMISSION # GG 965565
EXPIRES: March 4, 2024
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My commission expires: March 4, 2024

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The actual consideration or value, whichever is greater, for this transfer is **$810,000.00**.

AFFIANT

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

NOTARY PUBLIC

My commission expires: March 4, 2024

MAP & PARCEL: 11807009400

TYTIAN'A M. THOMPSON
MY COMMISSION # GG 965565
EXPIRES: March 4, 2024
Bonded Thru Notary Public Underwriters