14723

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2020

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Returned: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Boyd	NEW OWNER	147030B04000CO
(NAME)	(NAME)	
370 Wallace Rd, #D23		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 407211 **DEEDWARR**
05/28/2020 02:25:31 PM 2 pgs
Fees: $13.00 Taxes: $440.30

20200528-0055207

For and in consideration of the sum of Ten 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, **Kyung Yup Joanna Chun,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jack Boyd,** 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 Unit No. D-23 on the Plan of Southern Hills Condominiums, as forth as Exhibit A-2 to Master Deed and By-Laws of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kyung Yup Joanna Chun, by deed of record in Instrument No. 20160928-0102395, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Rd., Unit D23, Nashville, TN 37211
(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 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.

K,J.C

Witness my/our hands this ~~27th~~ 26 day of May, 2020.

Kyung Yup Joanna Chun

State of ~~Tennessee~~ WA (MF)
County of ~~Davidson~~ (MF)
Snohomish

Personally appeared before me Kyung Yup Joanna Chun, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~27th~~ 26 (MF) day of May, 2020.

Michel W. Fire
Notary Public WA
My Commission Expires: 6/11/23

File No.: 14723

Michel W Fire
COMMISSION EXPIRES 06/11/2023
NOTARY PUBLIC
STATE OF WASHINGTON
208651 4253959