WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. DH0006724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E Rhee, Cara B Jung, John E Jung	Movement Mortgage, LLC	
(NAME)	(NAME)	
234 Treutland Avenue	8024 Calvin Hall Road	082-11-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brady J. Mills, a single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John E. Jung Cara B. Jung, husband and wife, and Thomas M. Rhee, a married man,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 50 and the Easterly 17 feet of Lot 51 on the Plan of Bryans Addition to Nashville of record in Plat Book 21, Page 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 50 and the Easterly part of Lot No. 51 front together 67 feet on the Southerly side of Treutland Street or Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Brady J. Mills, a single man by Warranty deed from Andrew L. Stephens III, married of record in Instrument No. 20110602-0042332 Register's Office for Davidson County, Tennessee, dated May 31, 2011 and recorded on June 02, 2011.

Being also known as 234 Treutland Avenue Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 234 Treutland Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 408389 DEEDWARR
06/01/2020 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20200601-0055850

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 my hand this 22nd day of May, 2020.

Brady J. Mills by Ryan Lux attorney in fact
Brady J. Mills, by Ryan Lux,
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Brady J. Mills, and that this instrument was executed on behalf of the said Brady J. Mills for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2020.

Notary Public D. Hardwick

My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Nick Harris, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY