WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day June 2020..

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021

(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
Yolanda Davis-Baugh	Yolanda Davis-Baugh	141-14-OA-027.00
(NAME)	(NAME)	
7700 Hansrote Cove	7700 Hansrote Cove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 **Myung Ae Lee, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Yolanda Davis-Baugh and Shawn Baugh, wife and husband,** 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. 27, on the plan of Revised, Hanover Park of Sheffield, of record in Book 9700, Pages 154, 155, and 156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Myung Ae Lee, unmarried, by Warranty Deed dated April 16, 1997 from Beazer Homes Corp, dba Phillips Builders, of record in Book 10421 page 821, Register's Office for Davidson County, TN.

This conveyance is subject to all matters as set forth per Plat Book 9700, Pages 154, 155, 156, All matters as set forth per Plat Book 9700, Pages 154, 155, 156, Declaration of Restrictive Covenants of record in Book 10020, Page 110, Charter of Hanover Park Homeowners Association of record in Book 10024, Page 619, Quitclaim Deed to the Homeowner's Association of record in Book 10907, Page 505, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 7700 Hansrote Cove, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 769468
Warranty Deed TN

Karen Johnson Davidson County
Batch# 413563 DEEDWARR
06/11/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20200611-0059947

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 03 day June 2020 .

Myung Ae Lee

Myung Ae Lee

KOURTNEY CHRISTINA WRIGHT
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Nov. 1, 2022

State of ~~Tennessee~~ Georgia
County of ~~Rutherford~~ Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myung Ae 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 ~~4th~~ 3rd day of June, 2020.

Kourtney Christina Wright

Notary Public:
My Commission Expires: Nov 1st 2022

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

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

