Karen Johnson Davidson County
Batch# 427994 DEEDWARR
06/29/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20200629-0069995

WARRANTY DEED REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12 15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2020. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sophie Elizabeth Katz and Max Adler Braun 1522A Kirkwood Avenue Nashville, TN 37212	New Owner	117-04-0S-001.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Yi, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Sophie Elizabeth Katz and Max Adler Braun,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee, Code Annotated and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for 1522 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements, or record in Instrument No. 20140320-0023033, and as amended in First Amendment to the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue, Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to William Yi, unmarried by Warranty Deed from Ross Philpot and Ginger Philpot, husband and wife, dated 08/18/2017, and Recorded 08/21/2017, of record in Deed Instrument 201708210085595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1522A Kirkwood Avenue, Nashville, TN 37212

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/our hand(s) this the 10 day of June, 2020.

William Yi

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William Yi with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10 of June, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022