Karen Johnson Davidson County
Batch# 447660 DEEDWARRSP
07/31/2020 09:53:30 AM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20200731-0084531

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Historic Restorations LLC 6017 Sherwood Drive Nashville, TN 37215	Same	093-02-3-049.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SONGMI KERUMA**, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **HISTORIC RESTORATIONS LLC,** a Tennessee limited liability company ("Grantee"), all right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee as described on **Exhibit A**, which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth on **Exhibit B** hereto. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise, and except as set forth on **Exhibit B** hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 30th day of July, 2019.

GRANTOR

Songmi Keruma

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Songmi Keruma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 30th day of July, 2020.

Kristy Clayton
Notary Public

My commission expires: 4-16-2022

KRISTY CLAYTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-16-2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2020.

Notary Public

My Commission Expires: 4-16-2022

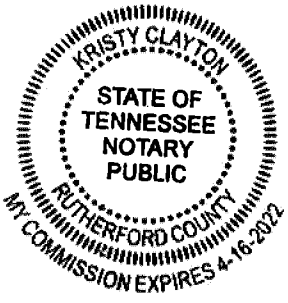


Exhibit "A"

Real Property Description

Land in Davidson County, Tennessee, being Lot No. 7, as shown on the map entitled the Plan of Nichols Heir's Subdivision of Part of Lot 76 on the Original Town of Nashville, Tennessee, fronting 21 feet on the southerly line of Union Street and extending back southerly between parallel lines, 100 feet to an alley, as indicated on a plan of said lots of record in Minute Book K, page 250, of the County Court for Davidson County, Tennessee.

Being the same property conveyed to HAJIME KERUMA AND WIFE, SONGMI KERUMA, by deed from YU-TIEN TERRY WANG AND WIFE, YU-LING AMBER LIN, of record in Instrument No. 20070820-0099651, dated August 17, 2007, said Register's Office. Hajime Keruma having since died on or about March 24, 2017, leaving Songmi Keruma as the surviving tenant by the entirety.

This is improved property known as 421 Union Street, Nashville, Tennessee 37219.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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.

Andrea P. Perry
Signature

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kimberley J. Raymond a notary public for this county and state, Andrea P. Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 7-5-21

