G#33455-2

BOX #14

Karen Johnson Davidson County
Batch# 447727 DEEDWARR
07/31/2020 11:42:56 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50

20200731-0084646

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 550
Frisco, TX 75034
835316 2020-05961
Leslie Wei

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $915,000.00

Affiant

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

Notary Public

My commission expires: 1/17/21
(Affix Seal)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Laura Carpin Kennedy and Christopher Thomas Kennedy	NAME: First Horizon Bank
STREET ADDRESS: 5209 Nevada Avenue Nashville, TN 37209	STREET ADDRESS: 165 Madison Avenue Memphis, TN 38103
MAP & PARCEL NO.: 091 15 0 136 00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Seung Baek Yi and Zahra Shajani Yi, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Laura Carpin Kennedy and Christopher Thomas Kennedy, wife and husband,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Being the West 50 feet of the East 260 feet of the North part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421; Page 18, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the South side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.
Continued on Exhibit "A"

This is improved property known as: 5209 Nevada Avenue, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 08 day of July, 20 20.

X _____
Seung Baek Yi

X _____
Zahra Shajani Yi

State of California } ss
County of San Diego

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Seung Baek Yi, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 08 day of July, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

D. K. HOWARD
COMM. # 2305497
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 3, 2023

_____
Notary Public
My commission expires 10-03-23

State of CA } ss
County of San Diego

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Zahra Shajani Yi, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 08 day of July, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

D. K. HOWARD
COMM. # 2305497
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. OCT. 3, 2023

_____
Notary Public
My commission expires 10-03-23

EXHIBIT "A"

TO

WARRANTY DEED

Legal Description

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING the West 50 feet of the East 260 feet of the North part of Block 15 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 50 feet on the South side of Nevada Avenue and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Seung Baek Yi and Zahra Shajani Yi, husband and wife, by Warranty Deed dated May 1, 2019, from Christopher J. Demetra and wife, Heather M. Demetra, of record in Instrument No. 20190502-0040897, Register's Office for Davidson County, Tennessee.
Tennessee.