Karen Johnson Davidson County
Batch# 455473 DEEDWARR
08/12/2020 03:16:11 PM 2 pgs
Fees: $13.00 Taxes: $1,516.63
20200812-0090242

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, ... greater, for this transfer is $409,900.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2020.

Notary Public
My commission expires: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

[redacted]

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ruby Marie Jazz	New Owner	061-15-0-139.00
1215 Sunnymeade Drive		
Nashville, Tennessee 37216		

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEONG HWAN CHO AND ANDREW MICHAEL CHO,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **RUBY MARIE JAZZ, A SINGLE WOMAN AND SAMUEL PAUL DIMARTINO, A SINGLE MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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 THE EASTERLY 40 FEET OF LOT NO. 78 AND THE WESTERLY 30 FEET OF LOT NO. 77 OF BLOCK "D" ON THE MAP OF SUNNYMEADE SUBDIVISION UNIT NO. 2, OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 70 FEET ON THE NORTHERLY SIDE OF SUNNYMEADE AVENUE AND RUN BACK BETWEEN PARALLEL LINES 140 FEET TO THE CENTER LINE OF AN 8 FOOT EASEMENT.

BEING THE SAME PROPERTY CONVEYED TO JEONG HWAN CHO AND ANDREW MICHAEL CHO BY WARRANTY DEED FROM RANDALL HOOD, EXECUTOR, AND MARK HOOD, EXECUTOR, CO-EXECUTORS OF THE ESTATE OF ALMA L. HOOD, DATED MARCH 2, 2018, OF RECORD IN INSTRUMENT NO. 20180305-0020297, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1215 Sunnymeade Drive, Nashville, Tennessee 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BERK-201215

This property is not, nor has it ever been, the principal or marital residence of the Grantor, JEONG HWAN CHO, and his spouse. ANDREW MICHAEL CHO Is unmarried.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 5th day of August, 2020.

Jeong Hwan Cho By T/his Attorney In Fact

JEONG HWAN CHO, BY TING CHANG HIS ATTORNEY IN FACT

Andrew Michael Cho By T/his Attorney In Fact

ANDREW MICHAEL CHO, BY TING CHANG HIS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TING CHANG, attorney in fact for JEONG HWAN CHO and ANDREW MICHAEL CHO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who stated that he is the attorney in fact for JEONG HWAN CHO and ANDREW MICHAEL CHO, and who further stated and acknowledged he executed the within instrument for the purposes therein contained, and had authority to so act on behalf of JEONG HWAN CHO and ANDREW MICHAEL CHO.

Witness my hand in BRENTWOOD, TENNESSEE, this 5th day of AUGUST, 2020.

Notary Public

My Commission expires 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON