Karen Johnson Davidson County
Batch# 459336 DEEDWARR
08/18/2020 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,581.75
20200818-0092863

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2122

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of August, 2020

Notary Public

Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Velichko 1029 North 6th Street Nashville, TN 37207	CMG Mortgage Inc, dba CMG Financial 3160 Crow Canyon Rd, Ste 400 San Ramon, CA 94583	082-040-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan Paige, a single man and Grace Kim, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Velichko, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real property in Davidson County, State of Tennessee, described as follows, to wit:

Being the north half of Lot No. 20 on the plan of Subdivision of McFerrin Lands, Wills, Sharpe and Crutche's Addition to Northwest Nashville, of record in Book 57, Page 82, Register's Office of said County said part of Lot No. 20 fronts 37.2 feet on the easterly side of North 6th Street and runs back between parallel lines, along the North margin of Evanston Avenue, 165 feet to an alley in the rear.

Being the same property conveyed to Ryan M. Paige, married and Grace Kim, unmarried by Warranty Deed from Mark Stout of record in Instrument No. 20140916-0084602,

Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 16, 2014. (Value of consideration shown in aforementioned deed $85,000.00.)
Grantors never occupied said property as their primary residence
Being also known as 1029 North 6th Street, Nashville, Tennessee 37207-5732.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1029 North 6th Street, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of August, 2020.

Ryan Paige

Grace Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **~~Ryan~~ Paige and Grace Kim** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of August, 2020.

JODY CLAIRE LANDERS
Notary Public - California
Los Angeles County
Commission # 2227530
My Comm. Expires Jan 31, 2022

Notary Public

my commission Expires: 1/31/2022

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Grace Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Witness my hand and official seal at Brentwood, Tennessee this 6th day of August, 2020.

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

Notary Public

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY