WARRANTY DEED

Karen Johnson Davidson County
Batch# 466499 DEEDWARR
08/31/2020 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20200831-0098145

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

MST 2020-1349

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$347,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Aug., 2020

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew R. Evans	New Owner	**172-12-0B-333.00-CO**
(NAME)	(NAME)	
3044 Cody Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jiseop Yoon, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew R. Evans and Megan Ann Phouthavong, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Section Fourteen, Bradford Hills of record in Plat Book 7900, Page 6 and amended in Book 7900, page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mihwa Yoon and Jiseop Yoon, wife and husband by Warranty deed from Randall Charles Donaldson and Andrea Hazen Donaldson of record in Instrument No. 20130709-0070894 Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 09, 2013.

Being the same property conveyed to Jiseop Yoon by Quitclaim deed from Mihwa Yoon of record in Instrument No. 20200124-0008778 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, as revised in Plat Book 7900, page 661, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Bradford Hills of record in Book 9384, page 290 Register's Office for Davidson County, Tennessee. By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531, said Register's Office. Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee. Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 606 and Book 1318, page 441, in the

Register's Office for Davidson County, Tennessee. Deeds of Conveyance for water mains of record in Book 8377, page 769 and Book 9988, page 932, said Register's Office. Deeds of Conveyance for sewer mains of record in Book 8377, page 808, and Book 9988, page 928, said Register's Office. Conveyance of open space to Bradford Hills Homeowners Association, Inc., of record in Book 8154, page 304, said Register's Office. Conveyance of common areas to Bradford Hills Homeowners Association, Inc., of record in Book 9779, page 672, said Register's Office.

This property, known as 3044 Cody Hill Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28 DAY OF August, 2020.

Jiseop Yoon

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jiseop Yoon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of August, 2020.

Notary Public

My commission expires: 5-30-21

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

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