Karen Johnson Davidson County
Batch# 471671 DEEDWARR
09/08/2020 12:44:04 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20200908-0101994

Warranty Deed

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $324,900.00. Affiant Subscribed and sworn to before me, this the 4th day of September, 2020. Notary Public My commission expires: 03-06-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Hopkins Campbell Hopkins	Movement Mortgage	161-02-0-132.00
5216 Meta Circle	8024 Calvin Hall Rd	
Nashville, TN 37211	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EUN SUN YOO, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES HOPKINS AND CAMPBELL HOPKINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of Section Two, McMurray Place of record in Plat Book 5200, Page 440, 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 Roy A. Smith and Emily M. Smith, husband and wife by Warranty deed from Renee E. Guthrie, married of record in Instrument No. 20160623-0064228 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 23, 2016.

Being the same property conveyed to Roy A. Smith, Trustee, or any successor in trust, under the Roy and Emily Smith Living Trust dated July 22, 2016 and any amendments thereto, a Revocable Living Trust by Warranty deed from Roy A. Smith and Emily M. Smith, husband and wife of record in Instrument No. 20170330-0030989 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 30, 2017.

Being the same property conveyed to Eun Sun Yoo, an unmarried person by Warranty deed from Roy A. Smith, Trustee under the Roy and Emily Smith Living Trust dated July 22, 2016 of record in Instrument No. 20190923-0096624 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on September 23, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5216 Meta Circle, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2020.

Eun Sun Yoo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 4th day of September, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021