Karen Johnson Davidson County
Batch# 485070 DEEDWARR
09/29/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20200929-0111894

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1394

WARRANTY DEED

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, the undersigned **Benjamin Allan Gasparini and Emily Knuth Gasparini, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Klhee Bang, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit 43 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Inst No. 20161123-0123638, as amended in Inst No. 20161123-0124072 and Inst No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Benjamin Allan Gasparini and Emily Knuth Gasparini, husband and wife by deed from Southeastern Development Enterprises LLC, a Tennessee limited liability company, dated August 1, 2017, of record in Inst No. 20170807-0080800, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1317 Sula Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Klhee Bang
1317 Sula Drive
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
086-12-0B-043.00

WITNESS THE EXECUTION HEREOF this 22nd day of September, 2020.

Benjamin Allan Gasparini **Emily Knuth Gasparini**

State of Tennessee)
County of Davidson)

On this 22nd day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin Allan Gasparini and Emily Knuth Gasparini, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of September, 2020.

Notary Public

My Commission Expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Tish Baldwin, 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: Williamson

Personally appeared before me, Desiree Sailema, a notary public for this county and state, Tish Baldwin, 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: 01/23/2023

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY