G33770-4
Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 506471 DEEDWARR
11/02/2020 09:54:44 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20201102-0127647

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00**

Richard Henry Flood
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2020.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Henry Flood **Carole G. Flood**	**SWBC Mortgage Corporation**	**064-08-0-A-082.00co**
2109 Remington Park Road	**9311 San Pedro #100**	
Old Hickory, TN 37138	**San Antonio, TX 78216**	

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

Grace Kim, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Henry Flood and Carole G. Flood, 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. 44 on the Plan of Merritt Downs, Section Three, a Planned Unit Development , of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Grace Kim, married by Deed dated July 16, 2012 from Josephus J. Holt, a married man and Carol Lynn Holt, his wife, of record in Instrument No. 20120718-0063019, Register's Office for Davidson County, Tennessee. Grace Kim is aka Grace Meesook Kim.

Sung Jae Kim, spouse of the above named Grace Kim, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Sung Jae Kim pursuant to a Power of Attorney executed by him on the 23rd day October, 2020, of record in Instrument No. 20201102-0127646, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20040629-0076758, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Merritt Downs, of record in Instrument No. 20010604-0057881, Amended and Restated in Instrument 20010702-0069864 and made applicable to Section Three, of record in Instrument No. 20040716-0085315, Register's Office for Davidson County, Tennessee.**

3) **By-Laws of Written Downs Homeowners' Association, Inc. of record in Instrument No. 20010608-0060786, Register's Office for Davidson County, Tennessee.**

4) **Conveyance of open space and common areas to Merritt Downs Homeowners Association, Inc., of record in Instrument No. 20040716-0085316, said Register's Office.**

5) **Charter of Merritt Downs Homeowners' Association, Inc. of record in Instrument No. 20010608-0060785, and Restated in Instrument No. 20011127-0129417, Register's Office for Davidson County, Tennessee.**

6) **Storm Water Detention Agreement of record in Instrument No. 20010119-0006024, Register's Office for Davidson County, Tennessee.**

7) **Utility Easement to Cumberland Utility District of record in Book 4910, page 838, Register's Office for Davidson County, Tennessee.**

8) **Ingress and Egress Rights retained in the deed of record in Book 5699, page 535, Register's Office for Davidson County, Tennessee.**

9) **Right-of-Way and Drainage Easement set out in the Deed of record in Book 8632, page 146, Register's Office for Davidson County, Tennessee.**

10) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 2109 Remington Park Road, Old Hickory, TN 37138

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 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 30th day of October, 2020.

Grace Kim

Sung Jae Kim
By Grace Kim as attorney-in-fact

Sung Jae Kim
By Grace Kim, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2020.**

Notary Public

My Commission Expires: July 3 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Grace Kim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Sung Jae Kim** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sung Jae Kim,** for the purpose therein contained, by signing the name of **Sung Jae Kim** by herself as his Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2020.**

Notary Public

My Commission Expires: July 3 2023

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY