THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930475** Karen Johnson Davidson County Batch# 507310 **DEEDWARR** 11/02/2020 11:01:53 AM 2 pgs Fees: $13.00 Taxes: $1,269.10 20201102-0127728	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $343,000.00. Affiant Subscribed and sworn to before me, this 23rd day of October, 2020. Notary Public My Commission Expires: BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: Tesas Sunil Dharankar and Ayreej Kanathil 4736 Cape Hope Pass Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098 13 0A 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Young Jin Yoo and Saehee Stacey Yoo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tesas Sunil Dharankar and Ayreej Kanathil, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Phase One, Section Two, New Hope Point, A Planned Unit Development of record in Plat Book 9700, Page 431, 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 Jonathan Young Jin Yoo and Saehee Stacey Yoo, husband and wife, by Warranty Deed from C & C Residential Properties, Inc., of record in Instrument No. 20180228-0018734, in the Register's Office of Davidson County, Tennessee, dated February 22, 2018 and recorded on February 28, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section Two, New Hope Point, A Planned Unit Development, as recorded in Plat Book 9700, Page(s) 431.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10290, Page 1 and rerecorded in Instrument No. 20000628-0064247; Amendment recorded Book 10330, Page 782 and Supplemental Declaration recorded in Book 10537, Page 110.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CRES-20-4736

This is improved property located at 4736 Cape Hope Pass Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of October, 2020.

Jonathan Young Jin Yoo

Saehee Stacey Yoo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Young Jin Yoo and Saehee Stacey Yoo, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2020.

Notary Public

My Commission Expires: 03/20/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY