Karen Johnson Davidson County
Batch# 518404 DEEDWARR
11/18/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201118-0136040

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF November, 2020

Notary Public

MY COMMISSION EXPIRES: 10-21-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Chung Hwan Kim	New Owners	
(NAME) 2733 Cato Ridge Dr	(NAME)	58090A22500CO
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(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, WE, **Russell L. Maddox and wife Alicia N. Harper**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Chung Hwan Kim, unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 212 on the Plan of Jordan Ridge at Eatons Creek, Phase 7, Section 2 of record in Plat at Instrument No. 20080205-0012163, 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 Russell L. Maddox and wife, Alicia N. Harper by Warranty deed from Lonnell Renaldo Matthews, married of record in Instrument No. 20150603-0051966 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 03, 2015.

- **This conveyance is subject to all easements, restrictive covenants and conditions including those located at** Plan of record as Instrument Number 20080205-0012163, Covenants, Conditions and Restrictions of record in Instrument Number 20000915-0092002, Instrument No. 20010125-0117168, Instrument No. 20020828-0103983, Instrument No. 20041229-0153372, Instrument No. 20061120-0143523, Instrument No. 20061120-0143524, Instrument No. 20070905-0106402, Instrument No. 20110216-0013313, Charter for Jordan Ridge at Eatons Creek HOA of record in Instrument No. 20011126-0128291, ord in Instrument Number 20141218-0115782, Utility and Drainage Easement of record in Instrument No. 20080128-0008719, Agreement for rights and obligations of record in Instrument No. 20041229-0153373, Storm Water Detention Agreement of record in Instrument Nos. 20061260-009689, Instrument No. 20070112-0005338, Instrument No. 20001011-0100954 and Instrument No. 20031010-0150887, Sanitary Sewer Easement of record in Book 8326, Page 230, Water Mains Easement of record in Book 6255, Page 578, Temporary construction easements as described in Consent Judgment and Final Decree in Circuit Court for Davidson County, Tennessee, Docket # 90C-3345, **and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x property, known as 2733 Cato Ridge Nashville, TN 37218 (unimproved)
(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

Witness my hand this 26th day of October, 2020.

Russell L Maddox

Alicia N Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Russell L Maddox and Alicia N Harper**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of October, 2020.

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Notary Public
My Commission Expires: 7-5-21

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

