THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee COUNTY OF Williamson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $375,000.00 Affiant Subscribed and sworn to before me, this 12th day of November, 2020. Notary Public My Commission Expires: 3-13-2020

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY WILLIAMSON

Karen Johnson Davidson County
Batch# 519450 DEEDWARR
11/20/2020 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20201120-0136759

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Paul Y. Lee 3404 Turfway Lane Antioch, TN 37013	New Owner	Tax Parcel ID No. 173-10-0A-095.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN BIRKHOLZ and LORI M. BIRKHOLZ** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PAUL Y. LEE, AN UNMARRIED MAN**("Grantee"), his 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(s) 71, as shown on the map entitled Revision One Section 1 of Phase 2 Barnes Bend Estates, of record in Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONATHAN BIRKHOLZ and LORI M. BIRKHOLZ, by deed from CARRIE D. MILLS, UNMARRIED, of record in Instrument No. 20160919-0098303, dated September 14, 2016, said Register's Office.

This is improved property commonly known as: **3404 Turfway Lane, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

November **IN WITNESS WHEREOF**, Grantors have executed this instrument on this 12th day of _____, 2020.

JONATHAN BIRKHOLZ

LORI M. BIRKHOLZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JONATHAN BIRKHOLZ and LORI M. BIRKHOLZ,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of November, 2020.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY