Karen Johnson Davidson County
Batch# 520935 DEEDWARR
11/24/2020 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20201124-0138123

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Cho and Boyhun Yim	SWBC Mortgage	Parcel ID: 083 02 0 256.00
(NAME) 413 Scott Avenue	(NAME) 9311 San Pedro Ave, Suite 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jacob B. Winger, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Cho and Boyhun Yim, 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 part of Lots Nos. 1 and 2 on the unrecorded plan of a re-subdivision of Lots No. 16 and 17 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot fronts 45 feet on the Westerly margin of Scott Avenue and extends back between parallel lines 155 feet to a dead line which measures 45 feet.

Being the same property conveyed to Jacob B. Winger, an unmarried man, by Warranty Deed from Laura Mae Kelley, a single person, of record in Instrument No. 20180205-0011155, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018, and recorded on February 05, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 413 Scott Avenue, Nashville, TN 37206

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 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 our hands this 13th day of November, 2020

Jacob B Winger by attorney in fact

Jacob B. Winger by Erik Lindsey Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

* Erik Lindsey as Attorney in Fact for Jacob B. Winger

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named* Jacob B. Winger, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument* for the purposes therein contained.

* on behalf of Jacob B. Winger

Witness my hand and official seal, this the 13th of November, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Warranty Deed