Karen Johnson Davidson County
Batch# 544183 DEEDWARR
01/04/2021 08:41:30 AM 4 pgs
Fees: $23.00 Taxes: $806.60
20210104-0000070

Name and Address of New Owner and
Send Tax Bills To:
MPES 2, LLC
1273 East Putnam Avenue
PO Box 53
Greenwich, CT 06878

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 043100B08100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Don Kim, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MPES 2, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-82, on the plat of Madison Park Condominium, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, page 416, in the Register' Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179-182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Don Kim by Deed dated January 25, 2019 from Harold Michael Swann, James D. Swann, and Randy Boyles, recorded January 28, 2019, in Instrument Number 20190128-0008060, in the Official Records of Davidson County, Tennessee.

Being also known as 555 North Dupont Avenue, Unit D-82, Nashville, Tennessee 37115.

Property 2:
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-96, on the plat of Madison Park Condominium, Phase II, according to the Master Deed of record in Book 5462, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, page 416, in the Register' Office for Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179-182, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Don Kim by Deed dated December 19, 2018 from Jerry L. Shrum and Joyce A. Shrum, husband and wife, recorded December 20, 2018, in Instrument Number 20181220-0124003, in the Official Records of Davidson County, Tennessee.

Being also known as 555 North Dupont Avenue, Unit E-96, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2020.

Don Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2020, before me personally appeared Don Kim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 30th day of December, 2020.

Notary Signature

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of December, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021