Karen Johnson Davidson County
Batch# 544794 DEEDWARR
01/04/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,743.40
20210104-0000904

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,282,000.00

Affiant

Subscribed and sworn to before me, this 30th day of December, 2020.

Notary Public

My commission expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Paul Sung Won Yim **Kiyoung Yim**	Same	**01700009300**
6025 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Daniel L. Oskin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Sung Won Yim and Kiyoung 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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: LAND LOCATED IN THE 3RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF GOODLETTSVILLE SAID LAND BEING A PORTION OF THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-8-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC.(JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS: BEGINNING AT AN IRON ROD (OLD) IN CONCRETE ON THE SOUTHERLY MARGIN OF LICKTON PIKE(50' WIDE RIGHT OF WAY) SAID ROD BEING THE NORTHEAST CORNER OF LOT 1, DIVISION OF THE JOE GARY ALLISON PROPERTY (BOOK 6200, PAGE 305 R.O.D.C., TN.) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN THE FOLLOWING CALLS: N 58DEG 16'12" E 23.18 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS= 800.00 FEET, CH."BRG. & DIST- N'62DEG 11'32" E 109.45 FEET, LENGTH = 109.53 FEET TO AN IRON ROD (NEW); THENCE N 66DEG '06'53" E 90.17 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS= 2000.00 FEET, CH. BRG. & DIST= N 67DEG 27'44" E 94.07 FEET, LENGTH= 94.08 FEET TO AN IRON ROD (NEW); THENCE N 68DEG 48'35" E 654.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID SOUTHERLY MARGIN AND SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN. S 73DEG

46'35" E 56.97 FEET TO AN IRON ROD (NEW), SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743648.1048 Y=732770,2213; THENCE S 23DEG 57'07" E 639.51 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.), SAID ROD HAVING THE TN. GRID COORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE WITH SAID RUSSELL S 07DEG 14'32" W, PASSING THE NORTHWEST CORNER OF THE CHRISTOPHER B. AND MARCIA E. DOOLEY LAND (BOOK 9643, PAGE 229 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 311.00 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE JOE G. ALLISON LAND (BOOK 6446, PAGE 651 R.O.D.C.,TN.); THENCE WITH SAID ALLISON N 82DEG 42'04" W, PASSING THE NORTHEAST CORNER OF THE DENISE L. STAGNER LAND (LNST.20000929-0096457 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 856.71 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID LOT 1 (BOOK 6200, PAGE 305 R.O.D.C., TN.) THENCE WITH THE EASTERLY LINE OF SAID LOT 1 N 36DEG 55'03" W 534.95 FEET TO THE POINT OF BEGINNING CONTAINING 16.21 ACRES MORE OR LESS.

Being the same property conveyed to Daniel L. Oskin from U.S. Bank National Association, Successor by merger to U.S Bank National Association, N.D. by Special Warranty Deed dated February 21, 2017, of record in Instrument No. 20170310-0023688, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 6025 Lickton Pike, Goodlettsville, TN 37072.

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 in 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 my/our hand(s) this 30th day of December, 2020.

Daniel L. Oskin

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, **Daniel L. Oskin,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE2020-0365

True Copy Certification

I, Christine Hutchinson, 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, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

