Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 554998 **DEEDWARR**
01/15/2021 11:12:47 AM 2 pgs
Fees: $13.00 Taxes $1,764.53

20210115-0007130

WARRANTY DEED

SZETO-T20025

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF January, 2021.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Esther Jihee Yi and David Edward Szeto, Wife and Husband	FARMINGTON MORTGAGE	072.14-0Q-002.00 CO
1602 Cahal Avenue	2002 RICHARD JONES ROAD #300A	
Nashville, TN 37206	NASHVILLE, TN 37215	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RICHARD MARTIN DUNLAP, JR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ESTHER JIHEE YI AND DAVID EDWARD SZETO, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Unit 1602 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1602 Cahal Avenue, a Horizontal Property Regime with Private Elements pursuant to Tennessee code Annotated Section 66-27-103(b), et seq., of record in Instrument No. 20140507-0038804, amended to hereafter be known as Homes at 1600 and 1602 Cahal Avenue by Amendment to the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20150416-0033829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Martin Dunlap, Jr., a single person by deed from Sally Ward Woodyard and husband, Patrick Woodyard of record in Book 201809130091034, recorded on 09/13/2018, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1602 Cahal Avenue, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 12th day of January, 2021 :

Richard Martin Dunlap, Jr by Michelle Patton, POA

Richard Martin Dunlap, Jr. by Michelle Patton, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Michelle Patton, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Martin Dunlap, Jr., and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Richard Martin Dunlap, Jr. for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 12th day of January, 2021.

My Commission Expires:

Anna Reddit
Notary Public

ANNA REDDITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024