WARRANTY DEED

Karen Johnson Davidson County
Batch# 561672 DEEDWARR
01/26/2021 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $595.70
20210126-0011699

Address New Owner as:	Tax Bill To:	Map / Parcel
RPC Real Properties, LLC 107 W. Lytle St. Murfreesboro, Tn 37130	New Owner	16213003400

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged **Rosa Pierce, Administrator of the Estate of Jae W. Shim** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **RPC Real Properties, LLC, a Tennessee limited liability company**, (The "Grantee"), Grantee's successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 33, Plan of Cedarwood Estates, Section 1, as shown by Plat of record in Plat Book 4075, pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot Number 33 fronts a total of 140.09 feet on the West side of Cedarmont Drive and extends around a curve to the left 39.77 feet, which runs back 94.15 feet to the North line and 128.05 feet on the South line to a line in the rear which measures 159.19 feet thereon.

Being the same property conveyed to Jae W. Shim by Special Warranty Deed from U.S. Bank National Association as Trustee, of record in Instrument No. 20130429-0042610 of the Register's Office for Davidson County, Tennessee.

Jae W. Shim died on July 15, 2020. A Petition for Letters of Administration was filed with the Probate Court of Davidson County in Case No. 20P1223. Rosa Pierce was appointed administrator of the estate and was granted power to sell real property owned by the estate. This sale is being conducted pursuant to that court order.

329 Cedarmont Dr.

This is improved property known as ~~401 Cedarvalley Drive~~, Nashville, TN 37211.

STATE OF TENNESSEE}
COUNTY OF RUTHERFORD}

The actual consideration or value, whichever is greater for this transfer is $161,000.00

Affiant

Subscribed and sworn to before me
This 25 day of January, 2021.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 12/18/2021

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its' successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of January, 2021.

The Estate of Jae W. Shim

By: _____
Rosa Pierce, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Rosa Pierce, Administrator of the Estate of Jae W. Shim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the administrator of the Estate of Jae W. Shim and as such administrator acknowledged the she is authorized to execute the foregoing instrument on behalf of The Estate of Jae W. Shim and that he as such administrator, executed the foregoing instrument for the purpose therein contained, by signing the name of The Estate of Jae W. Shim by herself as Administrator.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2021.

ROBERT J. QUILLEVINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

Notary Public

My Commission Expires: May 3, 2021

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY