THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** RETURN TO ABOVE: **CRT File No. 201231965** Karen Johnson Davidson County Batch# 562637 DEEDWARR 01/27/2021 02:31:30 PM 3 pgs Fees: $18.00 Taxes: $1,960.63 20210127-0012258	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2021. Notary Public My Commission Expires: 3-7-23 L. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter J. Kim and Jennifer E. Kim 1223 Pennock Avenue Nashville TN 37207	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 071 15 0 419.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Whaling and Hollister Whaling, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer E. Kim and Peter J. Kim, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 68 feet on the Easterly side of Pennock Avenue and runs back between lines, 175 feet, more or less, on the Southerly line and 176.8 feet on the Northerly line, along the Southerly line of Ligon Avenue, to an alley in the rear on which it measures 68 feet, more or less.

Included in the above description, but excluded therefrom, described as follows:

Land in Davidson County, Tennessee: Right of Way: Beginning at a point on the North boundary of Parcel 419 of Map 71-15 and at approximate Station 19+54 of Project No. 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 90 degree 19' 35" and a radius of 25.00 feet, 39.41 feet along the curve to a point on the right-of-way of Pennock Avenue; thence North 5 degrees 35' 16" East 25.14 feet to a point on the right-of-way of Douglas Avenue; thence South 84 degrees 05' 09" East 25.14 feet to the point of beginning, containing 85.88 square feet.

Being the same property conveyed to John Whaling and Hollister Hover, both unmarried, by Warranty Deed from Joshua M. Caler and Mary Caler, husband and wife, of record in Instrument No. 20160822-0087813, in the Register's Office of Davidson County, Tennessee, dated August 19, 2016 and recorded on August 22, 2016. Hollister Hover is a/k/a Hollister Whaling.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRUCTHERS SUBDIVISION, as recorded in Plat Book 161, Page 129.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20110817-0063311.

Easement recorded in Book 8440, Page 456.

This is improved property located at 1223 Pennock Avenue Nashville TN 37207

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2021.

John Whaling

Hollister Whaling

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Whaling and Hollister Whaling, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY