ADDRESS NEW OWNER AS:
In Jae Paik
2227 Warfield Lane
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Map/Parcel: 131-02-0G-001.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 579590 DEEDWARR
02/26/2021 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20210226-0024939

THIS DEED OF CONVEYANCE, executed and delivered by **Keri Thoma** and husband, **Keith M. Thoma**, hereinafter called the Grantors, to **Injae Paik**, an unmarried man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit No. 1A on the Horizontal Property Regime for Warfield Commons, as recorded in the Master Deed of record in Instrument No. 20070327-0036581 and amended in Instrument No. 20080514-0049479, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set for in said Master Deed.

RESTRICTIONS: The above-described property is subject to easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing of record in Plat Book 1424, Page 100, and in Master Deed of Record in Instrument No. 20070327-0036581, as amended in Instrument No. 20080514-0049479; to restrictions, ByLaws and all other matters as set forth in the Master Deed Establishing Horizontal Property Regime of Warfield Commons, appearing of record in Instrument No. 20070327-0036581, as amended in Instrument No. 20080514-0049479, all of record in the Register's Office for Davidson County, Tennessee; and to the Tennessee Horizontal Property Act, Tennessee Code Annotated Section 66-27-101 to 123 (hereinafter referred to as the "Act"), which Act is incorporated herein and made a part hereof by this reference.

Being the same property conveyed to Keri Thoma and husband, Keith M. Thoma, by deed from Kenneth J. Clary and Gordena Frances Clary, Co-Trustees of the Kenneth J. Clary Revocable Living Trust U/A Dated February 4, 2010, recorded September 5, 2014 in Instrument No. 20140905-0081364, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, survivor and assigns.

The Grantors further covenant with the Grantee, survivor and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

KERI THOMA

KEITH M. THOMA

STATE OF FLORIDA)
COUNTY OF Osceola)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keri Thoma** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22 day of Feb, 2021.

My Commission Expires:_____ NOTARY PUBLIC

GEORGE QUINONES
Commission #GG 188511
My Commission Expires
February 21, 2022

STATE OF FLORIDA)
COUNTY OF Osceola)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith M. Thoma** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22 day of Feb, 2021.

My Commission Expires:_____

NOTARY PUBLIC

GEORGE QUINONES
Commission #GG 188511
My Commission Expires
February 21, 2022

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$785,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 24th day of February, 2021.

My Commission Expires:_____

NOTARY PUBLIC/Register

C. NICOLE HEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires December 5, 2020

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Baldwin, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rhonda Baldwin

Notary's Signature

My Commission Expires: 2-26-2024.

Notary's Seal (If on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY