Karen Johnson Davidson County
Batch# 580226 DEEDWARR
03/01/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210301-0025288

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10196-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 16TH day of February, 2021.

Notary Public
My Commission Expires: 9-2-2024

EMILY JOY MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace Lee and Anthony Gullo 809 Bresslyn Road Nashville TN 37205	First Community Mortgage 275 Robert Rose Drive, Ste 200 Murfreesboro, TN 37129	115-03-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **K. Christine Kim, now known as Christine K. Lee, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Grace Lee and Anthony Gullo, wife and husband** 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:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Brook Meade, Section VI of record in Book 2331, Pages 3 and 4, 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 No. 182 fronts on the southerly side of Bresslyn Road, being around a slight curve, and runs back 469.8 feet on the westerly line and 390.9 feet on the easterly line, to a dead line in the rear on which it measures 197 feet.

Being the same property conveyed to K. Christine Kim and husband, H. James Kim, by deed from United Financial Corporation, of record in Book 10511, Page 609, Register's Office for Davidson County, Tennessee, dated June 24, 1997 and recorded on July 1, 1997. Also see Final Decree in Instrument No. 20031010-0151016. K. Christine Kim is now known as Christine K. Lee.

This property is not the principal residence of Grantor nor her spouse nor any dependents.

This is improved property located at: **809 Bresslyn Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 16TH day of February, 2021.

GRANTOR:

Christine K. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christine K. Lee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16TH day of February, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202103010025288

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

