Karen Johnson Davidson County
Batch# 583478 DEEDWARR
03/03/2021 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,271.80
20210303-0027599

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $614,000.00. Emily Dudley Affiant Subscribed and sworn to before me, this 22nd day of February, 2021. Julie Bailey Notary Public My commission expires: 9-2-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Randolph R. Wright	Community Mortgage Advisors	**083-05-0-414.00**
1415 Calvin Ave	615 Main St., Suite 205	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Byong Hyon Son and wife, Myong Hee Son; and Herrie Son and Kyle Komline, as tenants in common

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jennifer A. Wright and Randolph R. Wright, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 17 on the Plan of Webb & Johnson Subdivision of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Byong Hyon Son and wife, Myong Hee Son by Warranty deed from Amanda Linton and Joseph Linton, husband and wife and Ken Oliver and Donna J. Oliver, husband and wife of record in Instrument No. 20120322-0024442 Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Byong Hyon Son and wife, Myong Hee Son and Herrie Son and Kyle Konline, as tenants in common by Quitclaim deed from Byong Hyon Son and wife, Myong Hee Son, Jr of record in Instrument No. 20150723-0072280 Register's Office for Davidson County, Tennessee.

This is improved property known as **1415 Calvin Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of February, 2021.

Byong Hyon Son, by Kyle Komline, his attorney in fact

Byong Hyon Son, by Kyle Komline, his Attorney in Fact BY POA RECORDED AT INSTRUMENT NO. 20210225-0023603

Myong Hee Son by Herrie Son, her attorney in fact

Myong Hee Son by Herrie Son, her Attorney in Fact BY POA RECORDED AT INSTRUMENT NO. 20210225-0023602

Herrie Son

Herrie Son

Kyle Komline

Kyle Komline

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Herrie Son and Kyle Komline, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of February, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

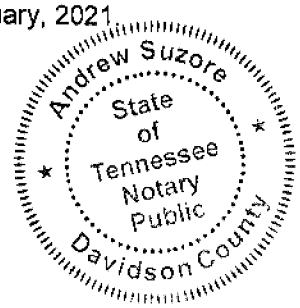
SP 11/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Herrie Son, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Myong Hee Son and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Myong Hee Son.

Witness my hand and official seal this 22nd day of February, 2021.

Notary Public
My Commission Expires: May 7, 2024



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kyle Komline, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Byong Hyon Son and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Byong Hyon Son.

Witness my hand and official seal this 22nd day of February, 2021.

Notary Public
My Commission Expires: May 7, 2024



SolomonParks File No. 21-000019-524

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

