# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2021.

Notary Public
COMMISSION EXPIRES: 2-25-24

SHERRI ANN CHURCH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 587153 DEEDWARR
03/08/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20210308-0030072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Minho Thomas Cho | NEW OWNER | 083-01-0-423 |
| (NAME) | (NAME) | |
| 1803 Benjamin Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Minho Thomas Cho, a married man, as his sole and separate property ,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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, more particularly described as follows: Being Lot No. 10 in Cobb's Subdivision of the R. K. Brown property, as of record in Book 332, page 144, Register's Office for said County.

Being the same property conveyed to Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, being a one-half (1/2) tenant-in-common interest by Deed dated May 12, 2020 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased, who died on December 9, 2018, in connection with the distribution of the estate of the decedent pursuant to the decedent's Will that was duly admitted to probate in Davidson County, Tennessee, on January 31, 2019, and recorded under Docket No. 19P-151 in the Seventh Circuit Court Clerk's Office (Probate Division), recorded May 28, 2020, in Instrument Number 202005280054835, in the Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 1103 Petway Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

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. successors 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, successors 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.

Witness our hands this 4th day of March, 2021.

The Randy Hillin 2016 Trust and The Lisa H. Taylor 2016 Trust

Lisa H. Taylor, Trustee

Lisa H. Taylor, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Lisa H. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that *She executed the within instrument in her capacity as Trustee for the purposes therein contained.

*she is Trustee of both the Randy Hillin 2016 Trust and the Lisa H. Taylor 2016 Trust and that as Trustee of both Trusts she is authorized by each Trust, respectively, to execute the within instrument as Trustee and further acknowledged that

WITNESS my hand and seal this 4th day of March, 2021.

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES MARCH 07, 2023

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)