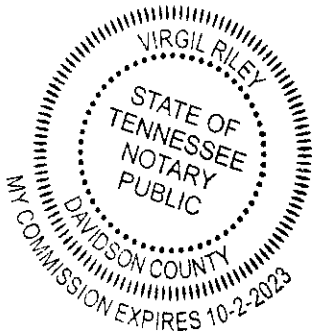


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00

B. Hyun Yim
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Feb, 2021.

NOTARY PUBLIC
My Commission Expires: 10-2-2023

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Margaret Hettinger & Alyssa Chudnofsky 5108 Woodland Hills Drive Brentwood, TN 37027	NEW OWNER	083-02-0-162.00

Karen Johnson Davidson County
Batch# 629171 DEEDWARR
05/05/2021 10:52:12 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20210505-0060167

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MICHAEL MYUNHO CHO AND BOHYUN YIM, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Margaret Hettinger and Alyssa Chudnofsky, married to each other

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 44 on the Plan showing subdivision of Lots 8 and 9 and 10 and part of Lot No. 7 in Block "A", Lots 13 and 14 in Block "B" and all of "Block "C" in Subdivision of the Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet on the westerly side of Chapel Avenue, and runs back 132 1/2 *feet* on the north line and 146 1/2 on the south line, with the northerly margin of Benjamin Street to a dead line and shows 70 feet on said dead line.

Included in the above description but specifically excluded therefrom is the following tract:

Right of Way Acquisition Beginning at a point on the present Northerly right of way line of Benjamin Street, said point being South 74 degrees 00 minutes 30 seconds West, a distance of 5.19 feet from the Southeast corner of property, shown on Tax Map 083-02, Parcel 162.00, said point being 27.90 feet left of Sta 28+14.47 of Project No. 03-M-34 on file at the Public Works Department of Davidson County, Tennessee, said point being the Point of Beginning.

Thence leaving the present Northerly right of way line of Benjamin Street, with the proposed R-O-W of Benjamin Street along a curve to the left having a radius of 5.00 feet, a length of 8.04, a chord bearing of North 27 degrees 57 minutes 12 seconds East and a chord length 7.20 feet, to a point in the Present Westerly R-O-W of Chapel Avenue;

Thence with the Westerly R-O-W of Chapel Avenue South 18 degrees 06 minutes 13 seconds East. a distance of 5.19 feet to a point;

Thence with the present Northerly R-O-W of Benjamin Street South 74 degrees 00 minutes 39 seconds West, 5.19 feet to the point of beginning.

Said portion of land contains 6 square feet, or 0.001 acres more or less.

Temporary Construction Easement Being a strip of land 14.00 feet in width and 141.32 feet in length, and a strip of land 10.00 feet in width and 37.65 feet in length starting at 27.46 feet left if Sta 26+73.16 running parallel to the existing right of way of Benjamin Street and Chapel Avenue;

Said portion of land contains 2121 square feet or 0.0487 acres more or less.

Being the same property conveyed to MICHAEL HYUNHO CHO AND BOHYUN YIM, HUSBAND AND WIFE, by deed from ASHLEY M. HAYES, AN UNMARRIED WOMAN, of record in Instrument No. 20180516-0046833, dated April 30, 2018, said Register's Office.

This improved property is known as 301 Chapel Avenue, Nashville, TN 37206.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 18 day of February, 2021.

Michael Hyunho Cho

Bohyun Yim

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Hyunho Cho, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of Feb., 2021.

Notary Public

My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bohyun Yim, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of Feb, 2021.

Notary Public

My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023