WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12179-MC

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3007
Parcel ID: 151-10-0A-091-00

Property Address:
7213 Ole Nottingham Drive, Nashville, TN 37013

Karen Johnson Davidson County
Batch# 654316 DEEDWARR
06/10/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $889.85
20210610-0078347

—Above This Line Reserved For Official Use Only—

Warranty Deed

Send Tax Statements To:
U.S Bank N.A. Home Mortgage
9380 Excelsior Blvd 3rd Floor
Hopkins MN 55343

Address of New Owner:
Mena + Marina Shenoda
7213 Ole Nottingham Drive
Nashville TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **KYONG OK KIM, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MENA SHENODA and MARINA SHENODA, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Phase One (1), Villages of Long Hunter P.U.D. of record in Instrument No. 20010123-0006099, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to U. KYUN SIN and KYONG OK KIM, husband and wife by Deed dated May 26, 2015 from U. KYUN SIN, recorded May 21, 2015, in Instrument Number 20150526-0047935, in the Official Records of Davidson County, Tennessee. U KYUN SIN having since passed on 10/3/2020 property is herein vested to KYONG OK KIM as surviving tenant by the entirety.

This is improved property known as, 7213 Ole Nottingham Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 20000207-0012630 and Plat Book 20010123-0006894, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Crossmann Communities of Tennessee, LLC as contained in Instrument No. 20000906-0088271, Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

4. Water Main easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 8197, page 288, Book 8358, page 91, Book 8358, page 94, Register's Office for Davidson County, Tennessee.

12. Right-of-way easement granted to Tennessee Telephone Company as contained in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement as contained in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

6. Right-of-way easement granted to United States of America as contained in Book 4446, page 423 and Book 4535, page 351, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowner's Association of record in Instrument No. 20041022-0127537, Registers Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 8 day of June, 2021.

KYONG OK KIM

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 KYONG OK KIM, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 8 day of June, 2021.

Notary Public

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC Stephanie A. Glenn

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $240,500.00.

Affiant

SWORN TO and subscribed before me on this 8th day of June, 2021.

Notary Public

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

My Commission Expires:
5-7-2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

