Send Tax Statements To:

New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Young-Ki Eun
5517 Regatta Boulevard
Hermitage, TN 37076

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 655875 DEEDWARR
06/14/2021 11:20:13 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210614-0079704

p and Parcel 98 9 A 5CO

STATE OF TENNES

COUNTY OF DAVIL

RRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **NANCY M WHITE**, has this day bargained and sold and does hereby transfer and convey unto, **YOUNG-KI EUN AND WIFE EUN-JOO LEE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 104, on the Plan of Phase One, Lake Shore, according to plat and survey appearing of record in Book 6900 page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to H. Russell White Sr. and Wife, Nancy M. White, by Warranty Deed from Lake Shore Associates, LTD, a Tennessee Limited Partnership, dated November 7,1989, appearing of record in Book 7979, page 326, and corrected in Book 7992, page 429, of the Register's Office of Davidson County, Tennessee.
>
> Herbert Russell White, having since died on October 8, 2010, leaving said property to his wife, Nancy Mitchell White.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in of record; and to any and all matters shown on said plat and survey of record in Book 6900 page 684; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **YOUNG-KI EUN AND WIFE EUN-JOO LEE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of June, 2021.

Nancy M White
Nancy W. NeSmith, Attorney in Fact

Nancy M White
By: Nancy W. NeSmith, Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, **Nancy W. NeSmith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument (**Warranty**) as the free act and deed of the said **Nancy M. White,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Nancy M. White**, and appearing of record in Instrument Number 20210614-0079704, in the Register's Office of **Davidson** County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of June, 2021.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Molly L. Smith
NOTARY PUBLIC
My Commission Expires: 7/18/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$385,000.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 11th day of June, 2021.

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON