Karen Johnson Davidson County
Batch# 661459 DEEDWARR
06/22/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210622-0083829

WARRANTY DEED

DESIREE SAILEMA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2025

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/26/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
JOON HOI KIM AND HYE YOUNG KIM , HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND PAUL TAEHOON KIM A/K/A PAUL KIM , UNMARRIED MAN 412 Hill Road Nashville, TN 37220	New owner	161-09-0-109.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Charles R. Griffin and wife, Sonia Smithson-Griffin,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JOON HOI KIM AND HYE YOUNG KIM , HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND PAUL TAEHOON KIM A/K/A PAUL KIM , UNMARRIED MAN**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of the Zone for Division of Lots 1, 3, 5, and 6, Section One, Brentwood Meadows of record in Plat Book 6250, Page 192, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles R. Griffin and wife, Sonia C. Smithson-Griffin by Warranty Deed from Michael P. Waggoner and wife, Shannon D. Waggoner, dated 12/17/1996 and recorded 12/19/1996, of record in Book 10296, Page 186, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Griffin and wife, Sonia C. Smithson-Griffin, Trustees U/A/D May 06, 1997 of the Griffin joint Revocable Living Trust Agreement and any Successors in Trust,

and any amendments thereto by Quit Claim Deed from Charles R. Griffin and wife, Sonia C. Smithson-Griffin, individually, dated 05/06/1997 and recorded 08/28/1997, of record in Book 10585, Page 693, Register's Office for Davidson County, Tennessee. FURTHER BEING a part of the same property conveyed to Charles R. Griffin and wife, Sonia Smithson-Griffin, by Quitclaim Deed from Charles R. Griffin and wife, Sonia Smithson-Griffin, Trustees U/A/D May 6, 1997 of the Griffin Joint Revocable Living Trust Agreement, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

20210614-0080096

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 412 Hill Road, Nashville, TN 37220

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; 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 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 my/our hand(s) this the 15th day of June, 2021.

Charles R. Griffin

Sonia Smithson-Griffin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles R. Griffin and Sonia Smithson-Griffin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of June, 2021.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Desiree Sailema, 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, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

