Karen Johnson Davidson County
Batch# 662304 DEEDWARR
06/22/2021 03:56:30 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20210622-0084376

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $485,000.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2021. Notary Public My commission expires: 10-20-2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter Huh and Amy Lee Huh, Trustees of Peter and Amy Huh Living Trust dated January 29, 2021, under Revocable Trust Agreement dated January 29, 2021	Northpointe Bank ~~New Owner(s)~~	103-02-0-056.00
203 Orlando Ave.	5303 29th St. Ct. SE.	
Nashville, TN 37209	Grand Rapids, MI	49546

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELLE THOMPSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER HUH AND AMY LEE HUH, AS TRUSTEES OF THE PETER AND AMY HUH LIVING TRUST DATED JANUARY 29, 2021, UNDER REVOCABLE TRUST AGREEMENT DATED JANUARY 29, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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, being part of Lot No. 20 on the Map of C.C. Vernon's Farms as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being the northerly 55 feet of Lot No. 3, not of record and described according to a survey made August 6, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at a point on the westerly margin of Orlando Avenue at the common corner of Lot Nos. 2 and 3 on said unrecorded map; thence in a southerly direction along the margin of Orlando Avenue, 55 feet to a point; thence in a Westerly direction parallel with Burgess Street, 130 feet to a point on the easterly margin of Lot no. 4; thence in a northerly direction and parallel with Orlando Avenue 55 feet to the corner of Lot No. 2 and 3; thence in an easterly direction along the line between said two lots, 130 feet to the point of beginning.

Being the same property conveyed to Michelle Thompson, unmarried by Warranty deed from Binayak B. Bijuchhe, married of record in Instrument No. 20180501-0040989 Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded on May 01, 2018.

The address of the herein described property is believed to be 203 Orlando Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2021.

Michelle Thompson by Steven T. Morris, her Attorney-In-Fact

atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as attorney in fact for, Michelle Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of June, 2021.

Notary Public

My Commission Expires: 03/03/2025

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

True Copy Certification

I, Yvette Meldrum, 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: Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-13-25

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04/13/2025