Karen Johnson Davidson County
Batch# 678718 DEEDWARR
07/19/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20210719-0096219

WARRANTY DEED

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: RES-21-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Dabit, Chris Dabit, and Hana Dabit	Angel Dabit Mtg. Solutions LLC	093 06 1M 111.00 CO
(NAME)	(NAME)	
515 Church Street unit 3712 Nashville, TN 37219	Two Lakeside Commons 980 Hammond Dr. Ste 850 Atlanta GA 30328	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **JACK S. JEONG, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TOMMY F. DABIT, MARRIED MAN, HANA DABIT, MARRIED MAN, AND CHRIS DABIT, UNMARRIED MAN, TOGETHER AS TENANTS IN COMMON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit in Davidson County, Tennessee, being Unit No. 3712, of 505 High Rise Condominium described in the Declaration Establishing 505 High Rise Condominium of record in Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878, Instrument No. 20191016-0106180, and Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record in Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Jack S. Jeong, unmarried man, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated September 17, 2019, recorded September 18, 2019, in Instrument No. 20190918-0094529, in the Register's Office of Davidson County, Tennessee.

Nicole Jeong joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 515 Church Street, unit 3712, Nashville, TN 37219
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 12th day of July, 2021

Jack S. Jeong

Nicole Jeong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of July, 2021, before me personally appeared Jack S. Jeong and Nicole Jeong, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/21 (date of document)

Affiant Signature

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY