Karen Johnson Davidson County
Batch# 680230 DEEDWARR
07/20/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,805.60
20210720-0097495

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Steven W. O'Riley, unmarried,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Sun Jo Choi** , SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 73, Sugar Valley, Section 5, a Planned Unit Development as shown on the plan of record in Instrument No. 20001204-0118880, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Heather Minneci O'Riley and Steven W. O'Riley, wife and husband by Quitclaim Deed of record in Instrument No. 20200422-0042446, Register's Office of Davidson County, Tennessee. The said Heather Minneci O'Riley now being deceased as of November 3, 2020, leaving Steven W. O'Riley as the surviving tenant. See also deed dated June 8, 2015 of record in Instrument No. 20150609-0053936, Register's Office of Davidson County, Tennessee.

Map & Parcel 181-01-0A-152

Property Address: 7325 Campton Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 16 day of **July, 2021**.

Steven W. O'Riley

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Steven W. O'Riley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of **July, 2021**.

My commission expires:
2/28/2022

Notary Public:

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$488,000.00**

Affiant

Subscribed and sworn to before me, this 16 day of **July, 2021**.

My commission expires:
2/28/2022

Notary Public:

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 2-28-2022

NEW PROPERTY OWNERS:

Sun Jo Choi

~~**7325 Campton Road**~~
~~**Nashville, Tennessee 37211**~~
1905 Clover Place
Mukilteo, WA
98275

PERSON(S) RESPONSIBLE FOR TAXES:

Same

I, Kim Skynner, 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 7/16/21.

Abby Sukonen — 7/16/21

Affiant Signature — Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16 day of July, 2021.

Notary Signature — Commission Expires: _____

