This instrument prepared by:

Ronald H. Bice, Jr, Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205
(615)292-1065

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.

Daniel Mekonnen
Affiant

Subscribed and sworn to before me, this the 26th day of July, 2021.

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Ronald H Bice J
Notary Public

My commission expires: 09/07/21

Karen Johnson Davidson County
Batch# 684603 DEEDWARR
07/27/2021 01:24:59 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20210727-0100862

New Owner's Address:	Send Tax Bills to:	Map & Parcel Number:
Daniel M. Mekonnen, et ux 2245 Murfreesboro Road Nashville, TN 37217	Same	135140B09200CO

WARRANTY DEED

For and in consideration of cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the receipt of which is hereby acknowledged, **SEUNG U. LEE**, as Grantor, has bargained and sold, and by these presents does transfer and convey upon **DANIEL M. MEKENNON and wife, CHRISTIAN NEGA,** as Grantees, their heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follow:

Land in Davidson County, Tennessee, being Lot No. 4 on An Amendment to the Final Plat, Phase One, Ransom Place, as shown on plat of record in Plat Book 7900, Page 939, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Seung Lee and Vinod Shah by the Quitclaim Deed of record in Instrument No. 20080123-0007103, in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Seung U. Lee from the Estate of Vinod Shah by the Special Warranty Deed of record as Instrument No. 20190503-0041621 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2245 Murfreesboro Pike, Nashville, Tennessee.

This property is not the martial residence of the Grantor or Grantor's spouse.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered by any action of Grantor.

Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the Grantee against the lawful claims of all persons claiming by or through the actions of Grantor that a lien, mortgage, or other encumbrances relating to Grantor existed on said land as of the date this deed was signed.

In Witness Whereof, Grantor has set his hand on this 26th day of July, 2021.

SEUNG U. LEE

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Seung U. Lee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be the Grantor of the property being conveyed and he executed the foregoing instrument, for the purposes therein.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 26th day of July, 2021.

NOTARY PUBLIC

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: 09/07/21