Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5082

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of July, 2021

Notary Public

Commission Expires: 4/23/25

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Karen Johnson Davidson County
Batch# 689191 DEEDWARR
08/03/2021 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210803-0103965

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steve Kim and Shannon V. Kim 5669 Chestnutwood Trail Hermitage, TN 37076	New Owner	098-05-0A-103.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josue Feliciano Garcia, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steve Kim and Shannon V. Kim, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 86 on the Plan of Section Four, Hampton Hall of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josue Feliciano Garcia, an unmarried man by Warranty Deed from Michael Jeremy Potter a single man and, Cassandra Rochelle Peter, a single woman, tenants in common of record in Instrument No. 20180511-0045166 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 11, 2018. Subject property having never been the primary residence of herein grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5669 Chestnutwood Trail, Hermitage, TN 37076

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 so 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.

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.

Dated this the 22nd day of July, 2021.

Josue ~~Feliciano~~ Garcia

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josue Feliciano Garcia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 2021.

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025
(Notary Seal)

Notary Public
My Commission Expires: 3/2/2025

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 July 27, 2021 (date of document).

Affiant Signature

7/27/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County