Karen Johnson Davidson County
Batch# 689301 DEEDWARR
08/03/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20210803-0104118

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736151

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $507,000.00.

Jani K Accurater
Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public
My Commission Expires: 3/8/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Perris Rowan and Nicole Rowan 421 Carphilly Court Brentwood TN 37027	Same	Tax Parcel ID No. 172-05-0B-133.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hee Jun Kang and Mi Joong Kang, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Perris Rowan and Nicole Rowan, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Final Plat for Sterling Oaks, Phase III of record in Plat at Instrument No. 20001122-0115320, 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 Hee Jun Kang and Mi Joong Kang, husband and wife by Warranty deed from Pulte Home Tennessee, Limited Partnership of record in Instrument No. 20010718-0076146 Register's Office for Davidson County, Tennessee, dated July 06, 2001 and recorded on July 18, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20001122-0115320, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Sterling Oaks of record in Book 10951, Page 547,as amended in Book 11514, Page 959, and Declaration of Covenants and Restrictions for Sterling Oaks, Phase III, in Instrument Number 20001214-0123042, Register's Office for Williamson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 10951, Page 587 and Instrument 20001214-0123043, Register's Office for Davidson County, Tennessee.

Charter of HOA in Book 10951, Page 540, and Instrument 20001214-0123041, as to Phase III, Register's Office for Davidson County, Tennessee.

Rules regarding enforcement of governing documents in Instrument Number 20130419-003923, Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying common areas in Instrument 20050510-0052774 and 20110421-0030897, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage in Book 7121, Page 177, Book 7121, Pages 181 and 185, Book 7250, Page 761 and Book 7573, Page 231, Register's Office for Davidson County, Tennessee.

Easement grant BellSouth Telecommunications of record in Instrument Number 20010824-0091876, Register's Office for Davidson County, Tennessee.

Rules regarding Enforcement of Governing Documents in Instrument 20130419-0039232, Register's Office for Davidson County, Tennessee.

This is improved property located at 421 Carphilly Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of July, 2021.

Hee Jun Kang

Mi Joong Kang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hee Jun Kang and Mi Joong Kang, 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 30th day of July, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 13, 2022

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 8/2/21 (date of document).

Jami K. Averwater
Affiant Signature

8/2/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2nd day of August, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY