NEW OWNER:
JUN WOO BANG
1764 AARONWOOD DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1290

Map & Parcel
063160A023.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 697705 DEEDWARR
08/16/2021 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20210816-0110106

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty Thousand and 00/100 Dollars ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAY JUDAY and wife, KAREN JUDAY** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JUN WOO BANG and ALEXIS C. CLARK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 53 as shown on the Plan of Hampton Park, a Planned Unit Development (formerly Chitwood Downs), as shown on the plat of the same of record in Plat Book 6900, Pages 550-552, corrected in Book 7462, Page 445; Book 8110, Page 401; and Book 8181, Page 112, all in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAY JUDAY and wife, KAREN JUDAY by Warranty Deed from MICHAEL J. BONGARD and wife, SUSAN M. BONGARD, dated July 6, 2007, and of record in Instrument No. 20070711-0082763, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1764 AARONWOOD DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all utility easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 550-552, as corrected in Book 7462, Page 445, and in Book 8110, Page 401, and in Book 8181, Page 112, and any restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of August, 2021.

JAY JUDAY

KAREN JUDAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAY JUDAY and KAREN JUDAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2021.

NOTARY PUBLIC

My commission expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 12, 2021.

Affiant Signature

8.12.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 12 day of August, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY