Karen Johnson Davidson County
Batch# 698372 DEEDWARR
08/16/2021 01:20:36 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210816-0110408

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF August,2021

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 081 |
|---|---|---|
| Dae Sung Bae | New Owner | GROUP 11 0 |
| 1533 12th Avenue North | | PARCEL 589.00 |
| Nashville, Tennessee 37208 | | |

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, we,

**Ivery Ann Frazier, an unmarried woman**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Dae Sung Bae**

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 Part of Lot No. 171, on the Plan of Westmore and McGavock's Plan of Nashville, Tennessee, as of record in Book 21, page 41, Register 's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ivery Ann Frazier by Special Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation dated March 19th, 1998 and filed of record in Book 10849, page 234, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1533 12th Avenue North, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 do 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.

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

Ivery Ann Frazier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ivery Ann Frazier, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027