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NEW OWNER:
NAWAF KHALED ALBARATI
371 Childe Harolds Circle
Brentwood, TN 37027-1814

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 21-0849

SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 704092 **DEEDWARR**
08/25/2021 11:16:39 AM 3 pgs
Fees: $18.00 Taxes: $10,841.00



20210825-0114758

TAX PARCEL ID No.: 181-00-0-245.00

D E E D

FOR AND IN CONSIDERATION of the sum of TWO MLLION, NINE HUNDRED THIRTY THOUSAND and 00/100 DOLLARS ($2,930,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **SOUNG MYUNG KIM** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NAWAF KHALED ALBARATI** ("Grantee"), his 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 in Davidson County, Tennessee, being Lot(s) 1, Shin Retail Development, of record in Instrument No. 20051104-0134155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to **SOUNG MYUNG KIM** by Warranty Deed from HYUN W. SHIN and wife, DAE J. SHIN, dated November 15, 2007, and of record in Instrument No. 20071116-0134629, in the Register's Office for DAVIDSON County, Tennessee.
>
> This description is the same as in the prior deed.
>
> This is not the principal residence of the Grantor.
>
> THIS IS IMPROVED PROPERTY, with an address of 6340 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20051104-0134155, and any and all 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 and paid by Grantee.

MYONG SUK SONG joins in this instrument to convey any marital interest she may have in the subject property.

WITNESS OUR SIGNATURES hereto this 23rd day of August, 2021.

SOUNG MYUNG KIM

MYONG SUK SONG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SOUNG MYUNG KIM**, 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 office this 23rd day of August, 2021.

My commission expires: 10/30/2023

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 23rd day of August, 2021.

My commission expires: 10/30/2023

GREGORY S. GILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 2,930,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 23rd day of August, 2021.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY