WARRANTY DEED

Karen Johnson Davidson County
Batch# 712524 DEEDWARR
09/10/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20210910-0121129

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,000.00.

Affiant

Subscribed and sworn to me on 09/02/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Boudreau 7617 Mint Leaf Drive Nashville, TN 37211	Rocket Mortgage, LLC 1050 Woodward Ave. Detroit, MI 48226-1906	181-01-0B-101.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hyun-Woo Jo and Jongock Lee Jo, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Robert Boudreau, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 127, as shown on the map entitled Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision, a Planned Unit Development, of record as Instrument No. 20050105-0001853 (erroneously entered as Instrument No. 20051013-0123397 on previous deed), 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 Hyun-Woo Jo and Jongock Lee Jo, husband and wife, by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in Instrument No. 20060404-0038161, dated March 24, 2006, said Register's Office.

This is improved property known as 7617 Mint Leaf Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, his successors 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 our hands on 1st Sep 2021

Hyun-Woo Jo

Jongock Lee Jo

STATE OF New Jersey
COUNTY OF Bergen

On 1st Sep 2021 before me personally appeared Hyun-Woo Jo and Jongock Lee Jo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 1st Sep 2021

NOTARY PUBLIC

My Commission Expires: 5/7/2023

ANDREA RENE GODFREY
Notary Public - State of New Jersey
My Commission Expires May 7, 2023

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on September 1 2021

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on September 1, 2021.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY