Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 730910 DEEDWARR
10/06/2021 10:40:27 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20211006-0134227

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Sara Queirolo **106 Jamestown Green Ct** **Nashville, TN 37215**	New Owner	**131-03-0H-004.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$525,000.00**

Affiant

Sworn to and subscribed before me this 5th day of October, 2021.

Notary Public

My commission expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **IN J. PAIK AND WIFE, MIN S. LEE** (Collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **SARA QUEIROLO, UNMARRIED** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2-B, on the Horizontal Property Regime for James Town Green Condominiums, as recorded in the Master Deed of record Master Deed, of record in Book 6562, Page 901, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to IN J. PAIK AND WIFE, MIN S. LEE, by deed from STEHEN J. BRANDT AND WIFE, REBECCA L. SHATTUCK-BRANDT, of record Instrument No. 20101029-0086618, dated October 27, 2010, said Register's Office.

The execution of this instrument is affected by the signature of In J. Paik as Attorney-in-Fact for Min S. Lee, which Power of Attorney is recorded in Instrument No. 20210225-0023871, Register's Office for Davidson County, Tennessee.

In J. Paik and Injae Paik are one in the same person.
Min S. Lee and Minsun Lee are one in the same person.

This is improved property known as **106 Jamestown Green Court, Nashville, Tennessee 37215.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 6250, page 497, corrected in Book 6732, page 744, said Register's Office.
3. Master Deed of record in Book 6562, page 901, said Register's Office.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 5 day of October 2021.

GRANTOR:

IN J. PAIK

Min S. Lee by ~~by~~ as attorney in fact.

MIN S. LEE BY IN J. PAIK, ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Williamson

On this 5 day of October, 2021, before me personally appeared In J. Paik, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness ~~my hand and~~ official seal on this 5 day of October, 2021.

Notary Public
My Commission Expires: 10.26.24

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared In J. Paik, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Min S. Lee, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Min S. Lee, the within named bargainor by the said In J. Paik, as such Attorney-in-fact.

Witness my ~~hand and~~ official seal on this the 5 day of October, 2021.

Notary Public
My Commission Expires: 10.26.24