Karen Johnson Davidson County
Batch# 733875 DEEDWARR
10/11/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20211011-0136641

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $190,000.00.

Kayna Ingram
Affiant

Subscribed and sworn before me this the 6th day of October, 2021.

Shelly M Walling
Notary Public
My commission expires:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paula Schuman Curtis Anthony Brown 212 Hickory Hill Ct Nashville, TN 37214	New Owner	096-07-0A 006.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KYONG H. PARK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAULA ANN SCHUMAN, UNMARRIED, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, Unit 3, (Parcel 6), as shown on the Site Plan for Bianca Square, of record in Book 5200, Page 661, which amends the Plat of Bianca Square Subdivision of record in Plat Book 5800, Page 101, as amended in Book 6055, Page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot & unit.

Being the same property conveyed to Kyong H. Park, an unmarried woman, by deed dated 04/06/2016, from Jared G. Austin, (formerly an unmarried man) and Amy Austin, husband and wife, of record in Instrument No. 20160408-0034033, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 212 Hickory Hill Ct, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 6th day of October, 2021.

Kyong H. Park

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyong H. Park, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-6-21 *(date of document)*.

Rayna Ingram 10-8-21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 8th day of October, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: _____

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022