Karen Johnson Davidson County
Batch# 735782 DEEDWARR
10/13/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20211013-0137866

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937356**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $454,000.00. Affiant Subscribed and sworn to before me, this ~~8th~~ 12th day of October, 2021. Notary Public My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Joshua Myung-Joon Choi 5240 New John Hagar Road Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098-06-0A-108.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick C. Cumberbatch and Alicia Cumberbatch, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Myung-Joon Choi, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 100, as shown on the map entitled Phase One, Section B, Bridgewater, a Planned Unit Development, of record in Instrument No. 20060425-0046949, 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 DERRICK C. CUMBERBATCH AND ALICIA CUMBERBATCH, HUSBAND AND WIFE, by deed from JOHN J. MILLER AND SHAUNA MILLER, HUSBAND AND WIFE, of record in Instrument No. 20171020-0107726 , dated October 14, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 098-06-0A-108.00 CO.

Matters shown on the Plan of record in Instrument No. 20060425-0046949, corrected in Instrument No. 20060608-0067982, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, said Register's Office.

Easement(s) of record in Book 1291, page 99, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20051024-0128043, a mendment to Bylaws of record in Instrument No. 20190122-0006133, said Register's Office.

This is improved property located at 5240 New John Hagar Road Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2021.

Derrick C. Cumberbatch

Alicia Cumberbatch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick C. Cumberbatch and Alicia Cumberbatch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of October, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Mark Blevins, 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 10/8/21.

Date

Affiant Signature

10/8/21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023