Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6829

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Breilein and Linda Breilein 3044 Cody Hill Road Nashville, TN 37211	First Choice Lending Services, LLC, a TN LLC. 9821 Cogdill Road Ste 2 Knoxville, TN 37932	172-12-0B-333.00-CO

Karen Johnson Davidson County
Batch# 737207 DEEDWARR
10/15/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20211015-0138767

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Matthew R. Evans and Megan Ann Phouthavong, NKA Megan Ann Evans husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Breilein and Linda Breilein, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Section Fourteen, Bradford Hills R-15 Residential P.U.D,of record in Plat Book 7900, Page 6 and amended in Book 7900, page 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mihwa Yoon and Jiseop Yoon, wife and husband by Warranty deed from Randall Charles Donaldson and Andrea Hazen Donaldson of record in Instrument No. 20130709-0070894 Register's Office for Davidson County, Tennessee, dated June 26, 2013 and recorded on July 09, 2013.
Being the same property conveyed to Jiseop Yoon by Quitclaim deed from Mihwa Yoon of record in Instrument No. 20200124-0008778 Register's Office for Davidson County, Tennessee, dated January 23, 2020 and recorded on January 24, 2020.
Being the same property conveyed to Matthew R. Evans and Megan Ann Phouthavong, husband and wife by Warranty deed from Jiseop Yoon, married of record in Instrument No. 20200831-0098145 Register's Office for Davidson County, Tennessee, dated August 28, 2020 and recorded on August 31, 2020. Megan Ann Phouthavong having since changed her name to her married name and is now known as Megan Ann Evans.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3044 Cody Hill Road, Nashville, TN 37211

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 and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 7th day of October, 2021.

Matthew R. Evans

Megan Ann Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew R. Evans and Megan Ann Evans** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of October, 2021.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON
(Notary Seal)

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/7/21.

Affiant Signature

10/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON