WARRANTY DEED

Karen Johnson Davidson County
Batch# 745211 DEEDWARR
10/27/2021 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20211027-0144424

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. L13753-DJ

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,025,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER 2021.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/2/24

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Young Jin Moon & Grace Lee	**Same as Owner**	**105-01-0L-001.00CO**
(NAME)	(NAME)	
500 Lentz Dr. #60		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **12TH AVE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUNG JIN MOON, A MARRIED MAN AND GRACE LEE, A MARRIED WOMAN ALL AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEE, 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 Unit 1013-A Gulch View, as shown on Exhibit "C-2" in the Declaration of Covenants, Conditions and Restrictions for Gulch View a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-101, et seq. of record in Instrument No. 20160204-0010828, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gulch View, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C-2" to said Declaration appearing in Instrument No. 20160204-0010828, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, and together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in said Declaration to which reference is hereby made for a more complete description.

Being the same property conveyed to 12th Ave South, LLC by Quitclaim Deed from Edward Lennon and Kelly Lennon, dated May 31, 2018 and recorded November 1, 2018, of record in Instrument No. 20181101-0108296, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1013 A 12TH AVE S** **NASHVILLE, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 4460, page 61 and Exhibit C-2 of Instrument No. 20160204-0010828, said Register's Office; (c) Restrictions of record in Book 4575, page 964, Instrument No. 20141009-0093897, Instrument No. 20151130-0120678, Instrument No. 20160204-0010827 and Instrument No. 20160204-0010828, said Register's Office.

THIS DOCUMENT IS EFFECTIVE AS OF OCTOBER 22, 2021.

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 do 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.

Witness my hand this 10th day of October 2021.

12TH Ave South, LLC

By: _____
Edward Lennon, Member

12TH Ave South, LLC

By: _____
Kelly Lennon, Member

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a notary public in and for said County and State, personally appeared Edward Lennon, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Member of 12TH Ave South, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand and official seal this 10 day of October 2021.

_____
Notary Public

My Commission Expires: 5-3-24

ALAN FRIEDLAND
NOTARY PUBLIC
Comm. # GG 948827
My Comm. Expires
May 3. 2024
STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a notary public in and for said County and State, personally appeared Kelly Lennon, with whom I am personally acquainted, and who upon oath, acknowledged herself to be Member of 12TH Ave South, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Member.

WITNESS my hand and official seal this 10 day of October 2021.

_____
Notary Public

My Commission Expires: 5-3-24

ALAN FRIEDLAND
NOTARY PUBLIC
Comm. # GG 948827
My Comm. Expires
May 3. 2024
STATE OF FLORIDA

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 10/10/2021.

Kirsten Virden
Affiant Signature

10/10/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

