WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Esther Pelayo Brambila
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023

Karen Johnson Davidson County
Batch# 747896 DEEDWARR
11/02/2021 01:33:33 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20211102-0146621

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Esther Pelayo Brambila and Adiel Brambila, wife and husband	Preferred Rate Mortgage	Parcel ID: 162 02 0 242.00
(NAME) 181 Sheila Drive	(NAME) 3000 Lava Ridge Court, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sang Hui Waddle and Sang Chang Joo and Hyun Sang Joo**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Esther Pelayo-Brambila and Adiel Brambila, wife and husband**, 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. 284 on the Plat of Colewood Acres, Section 4, as of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Young Suk Joo and Sang Hui Waddle, by Warranty Deed from Eugene F. Naifeh and wife, Peggy Naifeh, of record in Book 9831, Page 631, in the Register's Office of Davidson County, Tennessee, dated October 13, 1995 and recorded on October 19, 1995. The said Young Suk Joo having died intestate on or about March 6, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 181 Sheila Drive, Antioch, TN 37013

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 our hands this 29th day of October, 2021.

SANG HUI WADDLE
Sang Hui Waddle

SANG CHANG JOO BY SANG HUI WADDLE HIS A-I-F
Sang Chang Joo by Sang Hui Waddle his attorney in fact

HYUN SANG JOO BY SANG HUI WADDLE HIS A-I-F
Hyun Sang Joo by Sang Hui Waddle his attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sang Hui Waddle and Sang Chang Joo and Hyun Sang Joo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of October, 2021.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023