Karen Johnson Davidson County
Batch# 759476 DEEDWARR
11/23/2021 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $3,447.92
20211123-0155245

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of November, 2021 by and between Andrew Choon-Ki Hong, Trustee of The Andrew Choon-Ki Hong Trust-2000, hereinafter referred to as GRANTOR, and 2135 15th Ave North, LLC, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block "C", on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 10, fronts 74.0 feet on the Easterly side of Azalea Place and runs back between parallel lines 131.0 feet to a dead line.

Being the same property conveyeed to Andrew Choon-Ki Hong, Trustee of The Andrew Choon-Ki Hong Trust-2000, by Special Warranty Deed from Cliff Wight, dated April 1, 2020, recorded April 8,2020, of record in Instrument No. 20200408-0036990, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 2820 Azalea Place, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Andrew Choon-Ki Hong Trust - 2000

By: _____
Andrew Choon-Ki Hong, Trustee

TRUST
STATE OF Tennessee
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Andrew Choon-Ki Hong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Trustee** of **Andrew Choon-Ki Hong Trust - 2000**, the within named bargainor, a trust, and that he/she as such **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by himself (or herself) as **Trustee**.

Witness my hand and seal, at office in Franklin, this the 11 day of November, 2021.

_____
Notary Public
My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
2135 15th Avenue North, LLC
4432 Harpeth School Rd
Franklin, TN 37064

Send Tax Statements to:

New Owner

4432 Harpeth School Rd.
Franklin, TN 37064

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $931,870.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 12 day of November, 2021.

Notary Public

My Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
21-1-681

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 NOV 11, 2021.

Affiant
Date: November 16, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of November 2021.

Notary Public

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2024