THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038196

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 766109 **DEEDWARR**
12/02/2021 12:12:22 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00



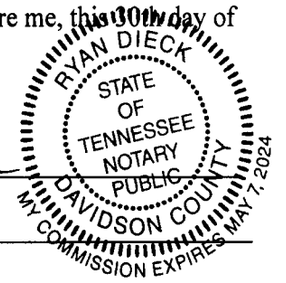
20211202-0159834

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.



Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sara Hyun Seung Oh 6348 Sunnywood Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 173 09 0B 145.00

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, **Doo Sub Oh n/k/a David Doosub Oh and Young Hee Lee W O Oh n/k/a Helen Young Hee Oh, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara Hyun Seung Oh**, ("Grantees"), its 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 No. 350 on the Plan of Phase 3, Section 1, Barnes Cove, as shown on plat of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Doo Sub Oh and wife, Young Hee Lee W O Oh, by Warranty Deed from Harmony Home Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20101228-0102430, in the Register's Office of Davidson County, Tennessee, dated December 23, 2010 and recorded on December 28, 2010.

Doo Sub Oh is n/k/a David Doosub Oh. See United States District Court for the Middle District of Tennessee Form N-XXX (2011). Name Change Petition granted by the Court on the 19th day of June, 2014.

Young Hee Lee W O Oh is n/k/a Helen Young Hee Oh. See United States District Court for the Middle District of Tennessee Form N-662. Name Change Petition granted by the Court on the 14th day of June, 2021.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3, Section 1, Barnes Cove, as recorded in Instrument No. 20060113-0005373.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021217-0155806 and Vacation recorded in Instrument No. 20040429-0048624.
Easement for Right of Way, recorded in Book 5215, Page 482.
Easement for Ingress and Egress, recorded in Book 5385, Page 986.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473.

This is improved property located at 6348 Sunnywood Drive Antioch TN 37013

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 30th day of November, 2021.

Doo Sub Oh n/k/a David Doosub Oh

Young Hee Lee W O Oh n/k/a Helen Young Hee Oh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doo Sub Oh n/k/a David Doosub Oh and Young Hee Lee W O Oh n/k/a Helen Young Hee Oh, 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 30th day of November, 2021.

Notary Public
My Commission Expires: _____

