Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 767349 DEEDWARR
12/03/2021 11:37:12 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20211203-0160622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tae Kon Kim and Hye Jin Park	New Owner	
(NAME)	(NAME)	
523 Hobbs Creek Drive		103 01 0T 008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **BRG LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAE KON KIM AND HYE JIN PARK, 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 Unit No. 8, on the Plan of 807 Watts Lane Amended, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200722-0080285, amended in Instrument No. 20200819-0093711 and in Instrument No. 20210723-0099039 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 a portion of the same property conveyed to Martin R. Bauer and wife, Margaret E. Bauer by Warranty deed from Thomas A. Johnson and wife, Renee N. Latendresse of record in Instrument No. 20090806-0073690 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 6, 2009.

Being a portion of the same property conveyed to BRG LLC, a Tennessee limited liability company by Warranty deed from Martin R. Bauer and wife, Margaret E. Bauer of record in Instrument No. 20190724-0072636 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 27, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1206 Watts Terrace, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 30th day of November, 2021

BRG, LLC

BY: _____

BILLY JENKINS, SOLE MEMBER

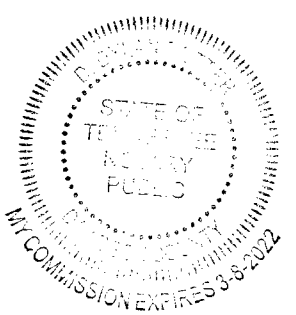
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of BRG, LLC, and that he as such Sole Member of BRG, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of BRG, LLC.

Witness my hand and official seal this 30th day of November, 2021.

Commission expires:



_____

Notary Public