This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**POWERS**

Karen Johnson Davidson County
Batch# 769438 DEEDWARR
12/07/2021 02:56:42 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20211207-0162286

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

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Joseph Keenan Powers, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jinhee Park**, and **Hyosung Kim, wife and husband,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 606, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Parking Space Number 26 is included as an appurtenance to this Unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Joseph Keenan Powers and Cynthia Ann Powers, husband and wife by Warranty deed from Joseph M. Dolan and Dorothy R. Dolan, Husband and wife of record in Instrument No. 20180807-0077726 Register's Office for Davidson County, Tennessee, dated August 3, 2018 and recorded on August 07, 2018. Cynthia Ann Powers died on January 11, 2021, title vesting solely in Joseph Keenan Powers by virtue of their tenancy by the entirety.

This is improved property also known as 1101 18th Avenue South, Unit 606, Nashville, Tennessee 37212.

Map and Parcel: 104-04-0E-606.00-CO

THIS CONVEYANCE IS SUBJECT tc all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 6th day of December, 2021.

Joseph Keenan Powers -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Keenan Powers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of December, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$425,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 6th day of December, 2021.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Hyosung Kim and Jinhee Park	NEW OWNER
1101 18th Ave S #606	
Nashville, TN 37212	