Karen Johnson Davidson County
Batch# 771761 DEEDWARR
12/10/2021 02:29:30 PM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20211210-0164252

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

CRT File No. 210937311

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $920,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2021.

Notary Public
My Commission Expires: 6/14/2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nan Sook Hwang Trust 309 Church Street #604 Nashville TN 37201	Nan Sook Hwang 5857 Kalanianaole Hwy Honolulu, Hawaii, 96821	Tax Parcel ID No. 093 06 1D 604.00

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, **Clint G. Fehr and Linda C. Fehr, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nan Sook Hwang, Trustee of the Nan Sook Hwang Revocable Living Trust UAD Feb 15, 2021, as amended or restated**, ("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 Unit No. 604, and two parking spaces, The Exchange Lofts of The Banner Block Condominiums, as established under Master Deed of record in Instrument No. 20050527-0060419, as amended in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clint G. Fehr and Linda C. Fehr, husband and wife by Warranty Deed from Angie L. Lawless, a married woman, Judy Duerson, an unmarried woman, and J. Brandon Miller, an unmarried man of record in Instrument No. 20180213-0014070, in the Register's Office of Davidson County, Tennessee, dated February 9, 2018 and recorded on February 13, 2018.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Banner Block Condominiums of record in Instrument No. 20050527-0060419, as amended by instrument(s) of record in Instrument No. 20050927-0115946, Instrument No. 20060728-0091581, Instrument No. 20060731-0092812, Instrument No. 20060907-0110529, Instrument No. 20061013-0127441, Instrument No. 20061027-0133858 and Instrument No. 20180315-0024341; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9208, Page 613, an ordinance approving amended in Instrument No. 20020626-0076795.
Agreement involving East Wall of land in question as set forth in Deed of record in Book 148, Page 264.

This is improved property located at 309 Church Street #604 Nashville TN 37201

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 8th day of December, 2021.

Clint G. Fehr by Carolyn Akins, attorney in fact
Clint G. Fehr
BY: Carolyn Akins, Attorney-in-fact

Linda C. Fehr by Carolyn Akins, attorney in fact
Linda C. Fehr
BY: Carolyn Akins, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn Akins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Clint G. Fehr and Linda C. Fehr and that he is authorized by Clint G. Fehr and Linda C. Fehr to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of December, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the 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 December 7, 2021.

Lisa Allard, Affiant December 7, 2021

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 7, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024