WARRANTY DEED

Karen Johnson Davidson County
Batch# 773969 DEEDWARR
12/15/2021 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211215-0165429

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson HH
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$430,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF December, 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS
NOTARY PUBLIC
TENNESSEE
My Comm Exp
3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 105
Alex Fang **20A Claiborne St** **Nashville, Tennessee 37210**	Primary Residential Mortgage, Inc 1480 North 22nd West Salt Lake City, UT 84116	GROUP 040 D PARCEL 00100 CO

For and in 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,

Eun Joo Kho

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alex Fang, a single man

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 20 A of Homes at 18 Claiborne Street I, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 18 Claiborne Street I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160315-0024665, as Amended in Instrument No. 20170515-0048047 and being further Amended in Instrument No. 20170522-0050748 , Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 18 Claiborne Street I, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160315-0024665as Amended in Instrument No. 20170515-0048047 and being further Amended in Instrument No. 20170522-0050748, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though •copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Eun Joo Kho by Warranty Deed from Blackacre Development Company, LLC, dated May 16, 2017 of record in Instrument No. 2017022-0050749, in the Register's Office for Davidson County, Tennessee.

Eun Joo Kho, now known as, Juleeat Eunjoo Kho Lee, being one in the same person.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 20A Claiborne St, Nashville, Tennessee 37210.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 6th day of December, 2021.

Eun Joo Kho

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, Eun Joo Kho, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Tennessee Title Services, LLC
City Park II
7000 Executive Center Dr # 290
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12-6-21.

Affiant Signature

12-10-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-10-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON