This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 785561 DEEDWARR
01/05/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220105-0002267

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $320,000

Affiant Signature

Subscribed and sworn to before me on this the 30 day of December 2021

Notary Public

My Commission expires 2/28/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brittney Anne Smith
308 Oak Highland Court,
Antioch, TN 37013
SEND TAX BILLS TO:
Brittney Anne Smith
308 Oak Highland Court,
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID #: 173040A05200CO

WARRANTY DEED

21NT02934

Effective the 30 Day of December 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hyun Boong Shin as residuary devisee under the last will and testament of Hyun S. Shin aka Hyun Sook Shin

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

Brittney Anne Smith, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Oak Highlands, Phase 1 of record in Plat Book 6900, Page (s) 432 through 435, inclusive, 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 the same property as conveyed to Yong S. Shin and wife, Hyun S. Shin by Warranty Deed from Ken Lokey Homes, Inc. dated 11/28/1988 recorded 11/30/1988 in Book 7715, Page 477, as Document Number na, Register's Office for Davidson County, Tennessee. Young S. Shin died 05/31/2017, leaving Hyun S. Shin as surviving tenant by entirety.

Being the same property conveyed to Hyun Boong Shin as residuary devisee under the last will and testament of Hyun S. Shin aka Hyun Sook Shin, probated in the Davidson County Probate Court, Case #20P206.

This is an improved property commonly known as: 308 Oak Highland Ct, Antioch, TN 37013-4225

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30 day of December 2021

Hyun Boong Shin

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hyun Boong Shin, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of December 2021

Notary Public

My commission expires: 2/25/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 30, 2021.

J. Carlton Drumwright

December 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 30, 2021.

Notary

My Commission Expires: 12/18/22

