THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138277** Karen Johnson Davidson County Batch# 785565 **DEEDWARR** 01/05/2022 02:47:13 PM 2 pgs Fees: $13.00 Taxes: $11,100.00 20220105-0002274	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2022. Notary Public My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Matt Euiyun Kim and Tracy Wu Kim 122 Brookfield Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 05 0 090.00

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, **William Denbo and Natalie Denbo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt Euiyun Kim and Tracy Wu Kim, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 10 of Block "E" on the 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks - I, J & L, as of record in Book 1130, Pages 71 and 72, Register's Office for said County.

Being the same property conveyed to William Denbo and Natalie Denbo, Husband and Wife, by Warranty Deed from Castle Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20150605-0052697, in the Register's Office of Davidson County, Tennessee, dated June 04, 2015 and recorded on June 05, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks - I, J & L, as recorded in Plat Book 1130, Page(s) 71 and 72.

This is improved property located at 122 Brookfield Avenue Nashville TN 37205

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 4th day of January, 2022.

William Denbo by Natalie Denbo as Attorney-in-fact

William Denbo ~~by~~ Natalie Denbo as Attorney-in-fact

Natalie Denbo

Natalie Denbo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Natalie Denbo, 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 William Denbo and that she is authorized by William Denbo to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of January, 2022.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY