Karen Johnson Davidson County
Batch# 792474 DEEDWARR
01/18/2022 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220118-0007058

Name and Address of New Owner:
Sun Y. Kim
2115 Yeaman Place, Unit 512
Nashville, TN 37206

Send Tax Bills To:
Sun Y. Kim
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082150A09900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Emmanuel W. Hatz**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sun Y. Kim, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 512 and Parking Space 187, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 2006506300078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827,
Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032 and in Instrument No. 201408040069914, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

And:

Land in Davidson County, Tennessee, being Storage Unit No. 6-F, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-007875 l, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 200805 12-0048553, Instrument No, 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120320-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032 and in Instrument No. 20140804-0069914, Registers Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Storage.

Being the same property conveyed to Emmanuel W. Hatz by Warranty Deed from DeMoyne K. Culpepper, recorded on January 12, 2015, of record in Instrument No. 20150112-0003274, Register's Office for Davidson County, TN.

This is improved property known as 2115 Yeaman Place, Unit 512, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of January, 2022.

(SEAL)
Emmanuel W. Hatz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of January, 2022, before me personally appeared Emmanuel W. Hatz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of January, 2022.

Notary Signature
My commission expires:

REGINA ALFRED SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of January, 2022.

Notary Public
My commission expires: 11-8-22
File No. 2022-4066-AN

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 1/10/22 (date of document).

Affiant Signature

1/12/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL