Karen Johnson Davidson County
Batch# 795278 DEEDWARR
01/26/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220126-0009231

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211238988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $640,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022.

Notary Public
My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
YooSung Lee and Melissa Wardwell 200 Pratt Court Brentwood TN 37027	**New Owner**	Tax Parcel ID No. 171-03-0A-025.00-CO

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, **200 Pratt Ct., LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **YooSung Lee, married and Melissa Wardwell, married, as joint tenancy with right of survivorship**, ("Grantees"), their 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 Lot No. 220 on the Plan of Section 1B Fredericksburg of record in Plat Book 7900, Page 552, 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 conveyed to 200 Pratt Ct, LLC by Quitclaim deed from Clayton B. Tate and Hannah Tate, husband and wife of record in Instrument No. 20210422-0053811 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

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 for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 552, as corrected by Surveyor's Certificate of Correction, of record in Book 9308, Page 1, Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 7900, Page 509, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7798, Page 843, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9500,

Page 393, Book 9860, Page 840, Book 10224, Page 683 and Book 10694, Page 541 Book 10224, Page 683, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
Charter of Fredericksburg Homeowners Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
Surveyors Instrument of Correction of record in Book 9469, Page 129, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 7993, Page 269 and Book 7851, Page 712, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20131021-0109635, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 9698, Page 124 and Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Amenities Area of record in Book 9443, Page 538 and Book 7900, Page 807, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 200 Pratt Court Brentwood TN 37027

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, Grantors have executed this instrument on this 14th day of January, 2022.

200 Pratt Ct., LLC

By: Clayton B Tate as General Partner of
Ox Bear & Hawk Capital Partners, LLLP, which is the sole member of 200 Pratt Ct., LLC

By: Hannah Joy Tate as General Partner of
Ox Bear & Hawk Capital Partners, LLLP, which is the sole member of 200 Pratt Ct., LLC,

State of Tennessee
County of Williamson

Before me, the undersigned, of the State and County aforesaid, personally appeared Clayton B Tate and Hannah Joy Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the General Partners of Ox Bear & Hawk Capital Partners, LLLP, which is the sole Member of 200 Pratt Ct., LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the company in their above-stated capacity.

Witness my hand and Seal this the 14th day of January, 2022.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

Tennessee Certification of Electronic Document

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1/14/22.

Affiant Signature

1/14/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of January, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON