Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
0 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 799331 DEEDWARR
02/02/2022 12:09:58 PM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20220202-0012364

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-010103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M. Jonathon Loffi and Bekah Loffi		
(NAME)	NEW OWNER	
1854 Shaylin Loop		173-05-0A-024-00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($282,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAEWOO KIM AND SOYOUNG Y. KIM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. JONATHON LOFFI AND BEKAH LOFFI, HUSBAND AND WIFE,** 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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 24 (Twenty Four) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and as Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Daewoo Kim and Soyoung Y. An, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 05/27/2008 and recorded 05/30/2008, of record in Instrument 20080530-0054934, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daewoo Kim and Soyoung Y. Kim, husband and wife by Quit Claim Deed from Daewoo Kim and Soyoung Y. An nka Soyoung Y. Kim, dated 08/30/2012 and recorded 09/05/2012, of record in Instrument 20120905-0080037, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1854 Shaylin Loop, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 28th day of January, 2022

Daewoo Kim

Soyoung Y. Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Daewoo Kim and Soyoung Y. Kim, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and official seal, this the 28th day of January, 2022.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

Davidson COUNTY Cheryl Buckingham STATE OF TENNESSEE NOTARY PUBLIC