Karen Johnson Davidson County
Batch# 802876 DEEDWARR
02/09/2022 01:55:44 PM 2 pgs
Fees: $13.00 Taxes: $1,620.60
20220209-0015117

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of February, 2022.

(Affix Seal) Notary Public

My Commission Expires: 1-23-23

TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2022-01-47

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sungnam Choi and Young Choi 2206 Traemoor Village Drive Nashville, TN 37209	OWNER 444A 2nd St. Palisades Park, NJ 07650-1773	Map/Parcel 114-07-0A-066.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeff McCance and wife, Jonida McCance**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Sungnam Choi and Young Choi, husband and wife, tenants by the entirety**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 66 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff McCance and wife, Jonida McCance by Warranty deed from Betty Ann Reynolds, now known as Betty Ann Kilmer, a married woman of record in Instrument No. 201711160117851 Register's Office for Davidson County, Tennessee, dated November 14, 2017 and recorded on November 16, 2017.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2206 Traemoor Village Drive, Nashville, TN 37209 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 3 day of February, 2022:

~~Jeff McCance~~

Jonida McCance

STATE OF ~~TENNESSEE~~ Florida @
COUNTY OF ~~WILLIAMSON~~ Pasco @

On this 3 day of February, 2022, before me personally appeared Jeff McCance and Jonida McCance, 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 3 day of February, 2022.

Notary Signature
My commission expires: 06/14/2025

DUSTIN AIKENS
Notary Public - State of Florida
Commission # HH 132649
My Comm. Expires Jun 14, 2025