Karen Johnson Davidson County
Batch# 816384 DEEDWARR
03/07/2022 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20220307-0025518

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shane Andrew Bohnert and Myong Suk Chong, both unmarried	NEW OWNER	Map: 07507014600
(NAME) 1678 Eagle Trace Dr.	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THOMAS MICHAEL HAYES AND WIFE, YOUNG-HUI HAYES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHANE ANDREW BOHNERT AND MYONG SUK CHONG, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

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:

Being Lot No. 209, on the Plan of The Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, TN., to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Michael Hayes and wife, Young-Hui Hayes, by deed from VOA Property Corp. of Louisville, Inc., of record in Instrument No. 20120914-0083412, dated September 10, 2012, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 140, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4793, Page 157; Book 5545, Page 321; Book 4849, Page 767; Book 6017, Page 179; and Book 5028, Page 357, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 516 Dutchmans Drive, Hermitage, TN 37076
(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 our hands this 4th day of March, 2022.

Thomas Michael Hayes

Young-Hui Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Michael Hayes and Young-Hui Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of March, 2022.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY