THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220339921**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $518,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2022. Notary Public My Commission Expir

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 820337 DEEDWARR
03/11/2022 11:40:20 AM 2 pgs
Fees: $13.00 Taxes: $1,916.60

20220311-0028696

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Changho Choi and Taesun Choi 3448 Wynfall Lane Nashville TN 37211-7080	New Owner	Tax Parcel ID No. 108-04-0B-096.00-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, **Denise M. Peterson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Changho Choi and Taesun Choi, husband and wife**, ("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(s) 154, as shown on the map entitled Final Plat of Revision One Brookview Forest Phase III Cluster Lot Option, of record in Instrument No. 20051025-0128969 (which revised Instrument No. 20050919-0112306), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DENISE M. PETERSON, by deed from LESLIE D. BARNHART AND PAMELA A. BARNHART, CO-TRUSTEES OF THE BARNHART FAMILY TRUST, of record in Instrument No. 20130830-0091947 , dated August 21, 2013 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 108-04-0B-096.00-CO.

Matters shown on the Plan of record in Instrument No. 20050919-0112306 and Instrument No. 20051025-0128969, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20021007-0121969, said Register's Office.

Easement(s) in Deed of record in Book 8404, page 676, said Register's Office.

This is improved property located at 3448 Wynfall Lane Nashville TN 37211-7080

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, Grantor has executed this instrument on this 10th day of March, 2022.

Denise M. Peterson

Denise M. Peterson

STATE OF ~~TENNESSEE~~ SLHS Florida)
COUNTY OF ~~DAVIDSON~~ SLHS Walton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Denise M. Peterson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~10th~~ 9th SLHS day of March, 2022.

Notary Public

My Commission Expires: 03/17/2024

STEVEN L HAWKINS JR
Notary Public - State of Florida
Commission # GG 970647
My Comm. Expires Mar 17, 2024
Bonded through National Notary Assn.