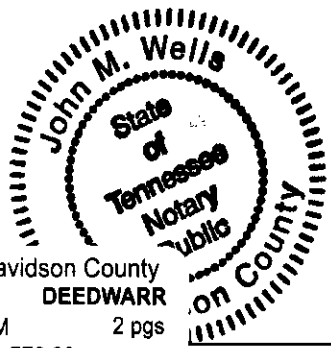
WARRANTY DEED



Karen Johnson Davidson County
Batch# 821357 DEEDWARR
03/14/2022 10:43:56 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20220314-0029343

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Su-Shum	SUBC MORTGAGE CORP	086120A02100CO
(NAME)	(NAME)	
144 Tulip Grove Point	9311 SAN PEDRO SUITE #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Ashlyn Fogle and Timothy Joseph Fogle, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Su-Shum, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Final Plat Revision of Section One Tulip Grove Pointe "Cluster Lot Subdivision" of record to Plat at Instrument No. 20060905-0109478, 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 Ashlyn Fogle and Timothy Joseph Fogle, wife and husband by Warranty Deed from Jeffrey A. Knight and Hollie Knight (formerly known as Hollie Hongosh), husband and wife, dated 08/22/2019 and recorded 08/23/2019, of record in Instrument 201908230084993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200609050109478, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200606270076734, and amended and restated declaration recorded in Instrument 201108310067559, First Amendment recorded in Instrument 201402130012929, Second Amendment recorded in Instrument 201509280098458, and Third Amendment recorded in Instrument 201801310009976, in the Register's Office for Davidson County, Tennessee; Perpetual Easement as recorded in Instrument 200704200047318, in the Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement as recorded in Instrument 200311060162953, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 144 Tulip Grove Point, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 11th day of March, 2022.

Ashlyn Fogle

Timothy Joseph Fogle

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashlyn Fogle and Timothy Joseph Fogle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of March, 2022.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122