RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 824794 DEEDWARR
03/18/2022 01:57:21 PM 2 pgs
Fees: $13.00 Taxes: $6,345.50

20220318-0031809

GENERAL WARRANTY DEED

BOX 10-A

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Home Capital, LLC **PO Box 331314** **Murfreesboro, TN 37133**	**New Owner**	**159-10-0A-005.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$1,715,000.00**

Affiant

Sworn to and subscribed before me this 16 day of March, 2022.

Notary Public

My commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SUN Y. KIM, A MARRIED PERSON** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Williamson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled the P.U.D. Boundary and Final Plat of Ottershaw Subdivision, of record in Plat Book 7900, page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SUN Y. KIM, A MARRIED PERSON, by deed from JIANPING SUN AND WIFE, BIN GONG, of record in Instrument No. 20171103-0113218, dated October 30, 2017, said Register's Office.

The undersigned, David Kim, spouse of Sun Y. Kim, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above-described property, including but not limited to, his homestead and any and all other marital rights.

This is improved property known as **5617 Ottershaw Ct, Brentwood, TN 37027.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 7900, page 678, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9269, page 483, said Register's Office.
4. Storm Water Detention Agreement of record in Book 9541, page 475 and Book 9701, page 715, said Register's Office.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 16 day of March 2022.

GRANTOR:

SUN Y. KIM

DAVID KIM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16 day of March, 2022, before me personally appeared Sun Y. Kim and David Kim, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal on this 16 day of March, 2022.

Notary Public
My Commission Expires: 10.26.24

STATE OF TENNESSEE NOTARY PUBLIC
GREGORY S. PERRONE
WILLIAMSON COUNTY