WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-16224-MC

Karen Johnson Davidson County
Batch# 827209 DEEDWARR
03/23/2022 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,613.20
20220323-0033397

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# KNX2022027923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Metaos Riad 3709 Hamilton Church Rd Antioch, TN 37013	~~Metaos Riad~~ Same SWBC Mtg 0311 San Pedro #100 San Antonio TX 78216	164-01-0A-015.00

WARRANTY DEED

THIS INDENTURE, made this 14th day of March, 2022 between **EUGENE J. YOON**, a single man, a resident of Fairfax County, Virginia ("Grantor") and **METAOS RIAD**, Single man, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot 45 as shown on the map entitled Marhaden Pointe Phase I, of record in Instrument No. 200609070110477, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eugene J. Yoon, a single man, by Warranty Deed dated May 26, 2016, of record in Instrument No. 201606060056698, in the Register's Office for Davidson County, Tennessee.

X Grantor Initials: EY

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their heirs, successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

X _____

EUGENE J. YOON

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Eugene J. Yoon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 12 day of March, 2022.

_____

Notary Public

My Commission Expires: 01-31-2025

TIMOTHY RYAN BROWNING
NOTARY PUBLIC
REGISTRATION # 7926822
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2025

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$436,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 14th day of March, 2022.

Notary Public
My commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 14, 2022.

Storey Carver
Affiant Signature

3/14/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of March 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

