This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16360-LW

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2022.

Notary Public
My Commission Expires: 1/26/25

Karen Johnson Davidson County
Batch# 833126 DEEDWARR
04/01/2022 11:28:52 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220401-0038019

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley White and Mark White 8253 Ramstone Way Cane Ridge, TN 37013	NEW OWNER	182 06 0A 199.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew Shin, as Administrator of the Estate of Patricia Marie Shin, deceased, and Andrew Shin and Melissa Shin, as the Heirs at Law of Patricia M. Shin, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ashley White, a single woman and Mark White, a married man, as joint tenants with right 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:

Land in Davidson County, Tennessee, being Lot 194, Plan of Old Hickory Hills, Phase Two - Section Three, as shown on plat of record in Instrument No. 20040420-0044507 (as corrected in Instrument No. 20041021-0126628), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patricia M. Shin, an unmarried woman, by Warranty Deed from Judy A. Thomas, an unmarried woman, of record in Instrument No. 20110622-0048047, in the Register's Office of Davidson County, Tennessee, dated June 22, 2011 and recorded on June 22, 2011. The said Patricia M. Shin having since died intestate on October 17, 2021. Andrew Shin executes this instrument as the Administrator of the Estate of Patricia Marie Shin, being Docket No. 21P-2223 in the Seventh Circuit Court for the Twentieth Judicial District, Metropolitan Nashville-Davidson County (Probate Division). Furthermore, Andrew Shin and Melissa Shin execute this document as the only Heirs at Law of Patricia M. Shin, pursuant to Affidavits of Heirship of record in Instrument Nos. 20220401-0038017 and 20220401-0038018, Register's Office for Davidson County, Tennessee. Patricia M. Shin is one and the same person as Patricia Marie Shin.

This is improved property located at: **8253 Ramstone Way, Cane Ridge, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 30th day of March, 2022.

GRANTOR:

The Estate of Patricia Marie Shin

By: _____
Andrew Shin, Administrator

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrew Shin, Administrator of the Estate of Patricia Marie Shin, deceased, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2022.

Sehong Park
My Commission Expires
8/31/2025
Notary ID
133306901

_____
Notary Public
My Commission expires: 08/31/2025

_____
Andrew Shin, Heir at Law

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrew Shin, being an Heir at Law of Patricia M. Shin, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2022.

Sehong Park
My Commission Expires
8/31/2025
Notary ID
133306901

_____
Notary Public
My Commission expires: 08/31/2025

Melissa Shin, Heir at Law

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melissa Shin, being an Heir at Law of Patricia M. Shin, deceased, with whom I am personally acquainted, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2022.

Notary Public
My Commission expires: 9-29-22

