Karen Johnson Davidson County
Batch# 849875 DEEDWARR
05/03/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220503-0051063

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 635,000.00.

Affiant

Subscribed and Sworn before me this 26th day of April, 2022.

Notary Public
My commission expires: 11.22.25

JOANNA W FOWLER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Ramy Cohen Masri 528 B Stevenson Street, Nashville, TN 37209	New Owner	091-09-0D-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Young On Choi, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ramy Cohen Masri, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Unit B, 528 Stevenson Townhomes, as shown in Declaration of Protective Covenants, Conditions And Restrictions of record In Instrument No. 20131212-0125996, 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 Young O. Kim, a married woman by Warranty Deed from Hybrid Phoenix Holdings, LLC of record in Instrument No. 20140402-0027244 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 02, 2014.

Reference Final Decree of Divorce in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 14D2067, dated October 11, 2018.

Said Young O. Kim now divorced and sole owner of property.

This is [✓] improved [ ] unimproved property known as 528 B Stevenson Street, Nashville, TN 37209 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26 day of April, 2022.

Young On Choi

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Young On Choi, a single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 26 day of April, 2022.

Notary

My commission expires: 02/19/2022

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, **do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** 4/26/2022 **(date of document).**

Jami K. Averwater

Signature

4/27/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th **day of** April, **2022**

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD