# WARRANTY DEED

Karen Johnson Davidson County
Batch# 850063 DEEDWARR
05/03/2022 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220503-0051329

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jung-Min Shin & Kevin Bate | NEW OWNER | 161100B09400 |
| (NAME) | (NAME) | |
| 504 Fairhaven Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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 Kasie Estevez, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jung-Min Shin and Kevin Bate, wife and husband,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Second Revision-Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316 amended in Book 9177, Page 451, 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 Kasie Estevez, a married woman, by Warranty Deed from William P. Schmidt, an unmarried man, dated February 5, 2019, of record in Instrument No. 20190206-0011489, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Book 1, Page 126, Cabinet 1, Files 222B, in the Register's Office for Cheatham 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 ☒ 504 Fairhaven Court, Nashville, TN 37211

(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), 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), 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 26th day of April, 2022.

Kasie Estevez

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 Kasie Estevez, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2022.

Notary Public:
My Commission Expires: 7.11.22

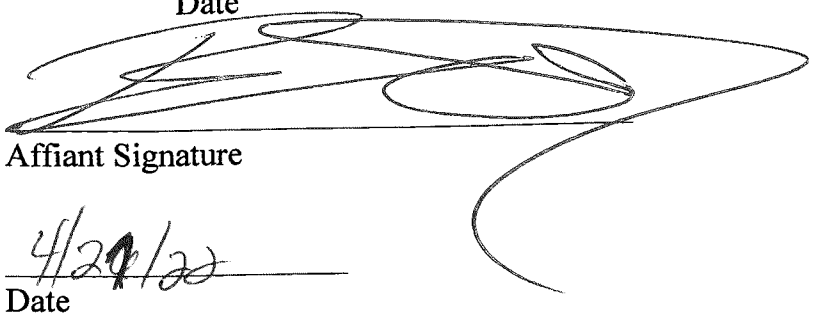
BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
**Phoenix Title Services, LLC**
**121 1st Avenue S, Suite 200**
**Franklin, TN 37064**

# Certificate of Authenticity

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 April 26, 2022.

Date



Affiant Signature

4/29/22

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: 7/9/22

Date

Notary's Seal (if on paper)

JILL SWINEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY