202205190057810

Batch# 858411 DEEDWARR
05/19/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220519-0057810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. EY-22-2403

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Straeter and Kerstin Rillings	Bond Mortgage, LLC.	
(NAME)	(NAME)	
612 Roxanne Drive	318 Seaboard Ln. Ste 112+116	162-10-0-173.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN. 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Baeho Shin, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Straeter, an unmarried man and Kerstin Rillings, an unmarried woman, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Nineteenth(19th) Civil district of Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Brook View Estates, Section 2 of record in Plat Book 4460, Page 163, 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 Baeho Shin, a married man by Special Warranty deed from Nationstar Mortgage, LLC d/b/a Champion Mortgage Company by its attorney in fact singlesource Property Solutions, LLC of record in Instrument No. 20140306-0018999 Register's Office for Davidson County, Tennessee, dated February 26, 2014 and recorded on March 06, 2014.

The subject property was not a marital residence of Baeho Shin (Grantor) and as such is not subject to any marital or homestead interest

This is property more commonly known as 612 Roxanne Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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. Witness my/our hand this 11th day of May, 2022.

Baeho Shin by

Attorney-in-fact

Baeho Shin by Jaekyung Grace Shin,
Attorney-In-Fact

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, Jaekyung Grace Shin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Baeho Shin, and that this instrument was executed on behalf of the said Baeho Shin for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202205190057809, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 11th day of May, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Lauren Weber, 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 May 11, 2022.

Lauren Weber
Affiant Signature

May 11, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature
My Commission Expires: 9-24-22

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY