Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220540860

Karen Johnson Davidson County
Batch# 864415 DEEDWARR
05/27/2022 01:25:05 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220527-0061987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2022.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
SM2M, LLC 12400 W. Hwy 71, Ste 350-408 Austin, TX 78738	New Owner	Tax Parcel ID No. 097-02-0A-437.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Younghee Park and Jong Geun Lee, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **SM2M, LLC, a Texas limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 437 on the Plan of Villages of Riverwood, Section One, Phase 4E of record in Instrument Number 20140210-0011584, 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 Younghee Park and Jong Geun Lee, wife and husband by Warranty Deed from Cahu Ngou Le, married of record in Instrument No. 20190424-0037501 Register's Office for Davidson County, Tennessee, dated April 22, 2019 and recorded on April 24, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20140210-0011584, Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 160, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557 as supplement in Instrument No. 20110427-0032201, and supplemented and made applicable to Phase 4E in Instrument No. 20140416-0031645 and further supplemented in Instrument No. 20140416-0031646, Instrument No. 20170906-0091483, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Deed of common areas to The Villages of Riverwood Homeowners Association, Inc. of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200 and Instrument No. 20170621-0062253, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4586, Page 242, in the Register's Office for Davidson County, Tennessee

Storm water detention agreement of record in Instrument No. 20070713-0083651, in the Register's Office for Davidson County, Tennessee.
Easement for Villages of Riverwood of record in Instrument Number 20081209-0118828, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument Number 20090109-0002454, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewer & Pumping Station Easement of record in Instrument Number 20051219-0152201, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument No. 20051219-0152202, in the Register's Office for Davidson County, Tennessee.
Storm water drainage easement of record in Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966, in the Register's Office for Davidson County, Tennessee.
Slope easement of record in Instrument No. 20100108-0001967 and Instrument No. 20100108-0001968, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395 in the aforesaid Register's Office.

This is improved property located at 2720 River Vista Court Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors warrant this instrument is effective as of the 26th day of May, 2022.

Younghee Park

Jong Geun Lee

STATE OF New Jersey)
COUNTY OF Union)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Younghee Park and Jong Geun Lee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of May, 2022.

Notary Public
My Commission Expires: 3-10-2027

CINDY SAINTELOT
Commission # 50056074
Notary Public, State of New Jersey
My Commission Expires
March 10, 2027

CINDY SAINTELOT NOTARY PUBLIC NEW JERSEY