22-L-242

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2708

Karen Johnson Davidson County
Batch# 865491 **DEEDWARR**
06/01/2022 09:52:37 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220601-0063022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of May, 2022

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Andrew Choon-Ki Hong Trust 4140 Menendez Dr ~~314 Rose Street Nashville, TN 37210~~ Pensacola, FL 32503	New Owner	119-01-0-151.00

WARRANTY DEED

FOR AND IN 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,

Bridgette A. Duber NKA Bridgette A Melton, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Choon-Ki Hong, Trustee of The Andrew Choon-Ki Hong Trust -2000.

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 No. 150 on the Map of Overhill City and W. H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries Subd., as of record in Book 332, Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the North side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, of the Register's Office for Davidson County, Tennessee, more particularly described to-wit:

Beginning at a point in the Westerly margin of Dortch Avenue 98 feet North of the North margin of Rose Avenue; thence South 84 degrees 39' West 50.9 feet to W. H. Smith's East boundary; thence with said boundary Northwardly 50.5 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of Dortch Avenue; thence with said margin South 6 degrees 08' West 52 feet to the point of beginning.

Being the same property conveyed to Bridgette A. Duber by Warranty deed from Whitni Goodwin, an unmarried woman of record in Instrument No. 20181015-0101987 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 15, 2018. Bridgette A. Duber is NKA Bridgette A. Melton as referenced in the Final Judgment of Divorce in the Chancery Court for Knox County, TN, File No. 193627-3.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 314 Rose Street, Nashville, TN 37210

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 so 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.

Dated this the 27th day of May, 2022.

Bridgette A. Melton

Bridgette A. Melton

STATE OF Indiana
COUNTY OF Perry

On this 27th day of May, 2022, before me personally appeared Bridgette A. Melton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2022.

Nancy Herman

Notary Signature
My commission expires:
01/05/2029

NANCY HERMAN
Notary Public, State of Indiana
Crawford County
Commission Number NP0730829
My Commission Expires
January 5, 2029

SEAL
NOTARY PUBLIC
INDIANA