Karen Johnson Davidson County
Batch# 881775 DEEDWARR
06/30/2022 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220630-0075995

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE 2022.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-219M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Quentin L. Duane and Jill M. Duane	Quentin L. Duane and Jill M. Duane	064-05-0-003.00
(NAME)	(NAME)	
320 A Hadleys Bend Blvd	320 A Hadleys Bend Blvd	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	Old Hickory TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOOSIK S. CHOI AND WIFE, MI YOUNG CHOI, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO QUENTIN L. DUANE AND JILL M. DUANE, 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. 2 on the Plan of Revision of Part of Lots 61,62 and 63 of Block "U" of Hadley's Bend City of record in Instrument No. 20040419-0044101, 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 Joosik S. Choi and wife, Mi Young Choi by Warranty deed from Christopher A. Smith, a married man of record in Instrument No. 20040908-0108518 Register's Office for Davidson County, Tennessee, dated August 31, 2004, and recorded on September 08, 2004.

This is improved ☒ property, known as 320 A Hadleys Bend Blvd, Old Hickory, TN 37138

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 our hands this 24 day of June 2022

Joosik S. Choi

Mi Young Choi

STATE OF ~~TENNESSEE~~ CKD California

COUNTY OF Monterey

On this 24 day of June 2022, before me personally appeared Joosik S. Choi and Mi Young Choi, 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 (or person's) free act and deed.

Witness my hand and official seal this 24 day of June 2022

Courtney K Day

My Commission Expires: March 10 2025

COURTNEY K. DAY
Notary Public - California
Monterey County
Commission # 2350704
My Comm. Expires Mar 10, 2025

- The text of a certification of an electronic document must be in the following form.

I, Kristopher Prizio 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6-30-2022 (date of document).

Affiant Signature

Date: 6-30-2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2022.

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

