THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 884151 DEEDWARR
07/05/2022 12:09:29 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20220705-0077355

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gladys Bond and Ronald S. Bond 7132 Tyner Crossing Drive Chattanooga, TN 37421	New Owner	Tax Parcel ID No. 081 15 0 279.00

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, **Kee Bum Kim n/k/a Andrea Kim and Hanna Kim, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gladys Bond and Ronald S. Bond, joint tenants**, ("Grantees"), 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. 316 on the Plan of DT McGavock and Others Addition, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the East side of Odd Street or 16th Avenue North and runs back 150 feet, more or less, to an alley, measures 52 feet, more or less, thereon.

Being the same property conveyed to Kee Bum Kim and Hanna Kim, married, by Warranty Deed from James H. Cook, of record in Instrument No. 20170126-0008610, in the Register's Office of Davidson County, Tennessee, dated January 25, 2017 and recorded on January 26, 2017.

Kee Bum Kim is n/k/a Andrea. See Order of record in Form No. N-622 in the United States District Court for The State of Tennessee Middle District, Davidson County.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DT McGavock and Others Addition, as recorded in Plat Book 21, Page(s) 41.

This is improved property located at 1412 16th Avenue North Nashville TN 37208

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, Grantor has executed this instrument on this 1st day of July, 2022.

Kee Bum Kim n/k/a Andrea Kim

Hanna Kim

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kee Bum Kim n/k/a Andrea Kim and Hanna Kim, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025