Karen Johnson Davidson County
Batch# 884157 DEEDWARR
07/05/2022 12:15:21 PM 5 pgs
Fees: $28.00 Taxes: $2,923.00
20220705-0077364

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: QTN-8568-2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of June, 2022.

NOTARY PUBLIC

My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Dudzik 920 Cherry Plum Court Nashville, TN 37215	NEW OWNER	131-06-0H-028-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars ($790,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JONG IN SON, MARRIED AND HEE JEONG SON, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MORGAN DUDZIK, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Village of Cherry Glen Phase 2 of record in Book 9700, Page 322, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jong In Son, married and Hee Jeong Son, unmarried, as tenants in common from Jong In Son, Married, by Quitclaim Deed dated 09/29/2017 and recorded 10/24/2017 in Instrument No. 20171024-0108760, Register's Office of said County.

Being the Jong In Son a married, from Charles Edwin Anderson a single man, Dana T. Crosby, a single woman, tenants in common with right of survivorship, by Warranty Deed dated 09/28/2017 and recorded 10/04/2017 in Instrument No. 20171004-0101970, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 920 Cherry Plum Court, Nashville, TN 37215

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to a homestead, dower or any other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Jong In Son executes this instrument on behalf of Hee Jeong Son pursuant to a Power of Attorney, filed for record in Instrument No._____, in the Register's Office of Davidson County, Tennessee

WITNESS MY HAND, this _____ day of June, 2022

GRANTOR(S)

_____
Jong In Son

_____
Hee Jeong Son

By_____
Jong In Son, Attorney in Fact

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public, Jong In Son, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the _____ day of June, 2022.

SEE ATTACHED CERTIFICATE

_____
Notary Public

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) S.S.
County of Los Angeles)

On June 28, 2022, before me, RUTH R. DE LA ROSA, a Notary Public, personally appeared JONG IN SON who proved to me on the basis of satisfactory evidence to be the person/s whose name/s is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature on the instrument the person/s, or the entity upon behalf of which the person/s acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

RUTH R. DE LA ROSA
Notary Public - California
Los Angeles County
Commission # 2326087
My Comm. Expires May 3, 2024

Place Notary Seal Above

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jong In Son, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Hee Jeong Son and that he/she is authorized by Hee Jeong Son to execute this instrument on his/her behalf.

WITNESS my hand and seal, this the _____ day of June, 2022.

_____
Notary Public

My commission expires: SEE ATTACHED CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

RUTH R. DE LA ROSA
Notary Public - California
Los Angeles County
Commission # 2326087
My Comm. Expires May 3, 2024

Place Notary Seal Above