THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541040

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Dawn Martin
Affiant

Subscribed and sworn to before me, this 11th day of July, 2022.

Brian D. Mitchell
Notary Public
My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 891348 DEEDWARR
07/19/2022 03:59:17 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20220719-0082902

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corral MH, LLC 40815 Grimmer Blvd Freemont, CA 94538	New Owner	Tax Parcel ID No. 093 05 2B 024.00

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, **Yoo Mee Pak n/k/a Yoo Mee Benowitz , married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Corral MH, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 408 of Bennie Dillon, a Condominium, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20051215-0150617, amended in Instrument No. 20060801-0093636, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Yoo Mee Pak, unmarried, by Warranty Deed from Chad L. Butler, unmarried, of record in Instrument No. 20150925-0097525, in the Register's Office of Davidson County, Tennessee, dated September 22, 2015 and recorded on September 25, 2015.

Jonathan Benowitz joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument No. 20051215-0150617, as amended by instrument(s) of record in 20060801-0093636 and Attorney's Certificate recorded in Instrument No. 20051215-0150619; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613 and Instrument No. 20050124-0008719.

This is improved property located at 700 Church Street #408 Nashville TN 37203

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 11th day of July, 2022.

Yoo Mee Pak n/k/a Yoo Mee Benowitz

Jonathan Benowitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Yoo Mee Pak n/k/a Yoo Mee Benowitz, 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 11th day of July, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-DRE-22-700-408