Name and Address of New Owner:
Hollie Marie Jones
645 Nashua Lane, Suite 203
Nashville, TN 37209

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 891488 DEEDWARR
07/20/2022 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20220720-0083094

Map & Parcel No: 091-05-1B-029.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ahra Kim and Damian Kim, husband and wife, and Richard Kim** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hollie Marie Jones, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being Unit No. 29 of The Woods at the Annex, a Horizontal Property Regime with Private Elements, 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 Declaration of Covenants and Restrictions establishing The Woods at the Annex, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-0025108, Affidavit of Scrivener's Error in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256, in the Register's Office for Davidson County, Tennessee, as 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 Units being depicted on Exhibit to said Declaration.

Being the same property conveyed to Ahra Kim and Damian Kim, husband and wife, and Richard Kim by Warranty Deed from The Mulch Property Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20190701-0063985, Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 01, 2019. (Value of consideration shown in aforementioned deed $317,600.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2022.

_____(SEAL)
Damian Dongsoo Kim

_____(SEAL)
Ahra Kim

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Damian Dongsoo Kim, and Ahra Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2022.

Vanessa Cortner
Notary Public
My commission expires: 05-07-2024

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Richard Kim (SEAL)

STATE OF California

COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of July, 2022.

Notary Public
My commission expires: 1/11/25 WB

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $530,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of July, 2022.

Notary Public
My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. ST-22-492

202207200083094

Tennessee Certification of Electronic Document

I, Sarah Lilz, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-18-2022.

Affiant Signature

7-18-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of July, 2022.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

