Karen Johnson Davidson County
Batch# 902073 DEEDWARR
08/11/2022 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20220811-0091447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/22/26
(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Gregory Jeon and Tatiana Jeon	NEW OWNER	033-13-0B-010.00 CO
(NAME)	(NAME)	
324 Hidden Springs Cove	324 Hidden Springs Cove	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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 GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard Paul Palmedo, III and Regan Katherine Palmedo, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory Jeon and Tatiana Jeon, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Final Plat Phase 3, Hidden Springs Cluster Lot Development, of record in Instrument No. 20190807-0078397, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD PAUL PALMEDO, III AND REGAN KATHERINE PALMEDO, HUSBAND AND WIFE, by deed from DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200807-0088272, dated August 7, 2020, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 324 Hidden Springs Cove, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 9 day of August, 2022.

Richard Paul Palmedo, III

Regan Katherine Palmedo

STATE OF Georgia
COUNTY OF Glynn

On this 9th day of August, 20 22, before me personally appeared Richard Paul Palmedo, III and Regan Katherine Palmedo, 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.

Notary Public
My Commission Expires: 8-28-23

KINDALL L GRANT
NOTARY PUBLIC
MY COMMISSION EXPIRES
AUGUST 28, 2023
CHATHAM COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Jill Swicegood, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/9/22 (date of document).

Affiant Signature

8/11/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2023

NOTARY'S SEAL

