WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) Amanda Simpson NOTARY PUBLIC Union County North Carolina My Commission Expires 06/03/2026

MJ-VRES-22-211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Smith and Melissa Van Doren	**NEW OWNER** Kyle Smith & Melissa Van Doren	
(NAME) **211 Garwood Dr**	(NAME) 211 Garwood Dr	**119 02 0 062.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT Y. SUNG, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE SMITH AND MELISSA VAN DOREN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of Cunningham Heights, of record in Plat Book 2331, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Scott Y. Sung, a single man, by Warranty Deed from Frank Agee, of record in Instrument No. 20160419-0037662, in the Register's Office of Davidson County, Tennessee, dated April 12, 2016 and recorded on April 19, 2016.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cunningham Heights, as recorded in Plat Book 2231, Page(s) 76 .
- Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2480, Page 455.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4337, Page 700.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 Garwood Dr, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 915833 DEEDWARR
09/13/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20220913-0102039

Witness my/our hand(s) this the 9 DAY OF SEPTEMBER, 2022.

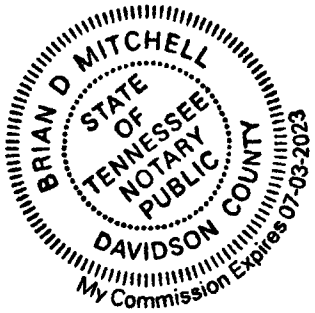
Scott Y. Sung

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on September 9th, 2022.

Date

Ana V Gomez

Affiant Signature

09/12/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 12 day of September, 20 22.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)