Davidson County
Batch# 919504 DEEDWARR
09/21/2022 09:27:21 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220921-0104829

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WARRANTY DEED

MELANIE DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-31-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seong H Kim & Sanghoon Huh, GP	same as new owner	148-10-0-141.00
(NAME)	(NAME)	
3921 Apache Trl.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Seung U. Lee also known as Seung Lee,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seong H Kim & Sanghoon Huh, GP, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, Section II, on the revised, corrected, and re-subdivided plan of Reserved Parcel "A" on the Plan of Phillips 66 Park, of record in Book 5190, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEGINNING at a point in the westerly margin of Apache Trail with said point being 256 feet southerly as measured along said right of way from a concrete marker set at the end of a return lead line from Haywood Lane into Apache Trail; thence southerly with the said westerly margin of Apache Trail, having a radius of 660.54 feet a distance of 120 feet to a point; thence S66°9'30" West a distance of 202.84 feet to a point; thence with a curve having a radius of 252.45 feet northerly a distance of 148 feet to a point at the common corner of Reserved Parcel "A" and said Lot 1; thence with a line between two tracts N73°18'34"E, 211.62 feet to a point of beginning and containing .65 acres.

Being the same property conveyed to Seung U. Lee and wife, Jung H. Lee by Warranty Deed from Hallmac, a Tennessee general partnership, composed of R. E. McDaniel and John T. Hall, dated March 16, 1992, of record in Book 8576, page 104, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Seung Lee and Vinod Shah by deed from Seung U. Lee and Jung H. Lee, dated January 23, 2008, of record in Instrument No. 20080123-0007102, Register's Office for Davidson County, Tennessee. The said Vinod Shah having since died testate on or about September 19, 2008 leaving his interest to his spouse, Ramila V. Shah as shown in Last Will and Testament in Case 09P-83, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville. Also being the same property conveyed to Seung U. Lee by Special Warranty Deed from Ramila Shah individually and on behalf of the Estate of Vinod Shah, as personal representative of said Estate, dated May 1, 2019, of record in Instrument No. 20190503-0041620, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5190, page 541, resubdivision of Book 5190, page 194; restrictions of record in Book 4437, page 661; Book 4580, page 305 and Book 4839, page 473; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3921 Apache Trail, Antioch, TN 37013
(House Number) (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.

Witness my hand this 9th day of September, 2022.

Seung U. Lee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Seung U. Lee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of September, 2022.

Notary Public
My Commission Expires: _____

File No.: 36728

MELANIE DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-31-2026