Karen Johnson Davidson County
Batch# 926820 DEEDWARR
10/07/2022 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20221007-0110472

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this ~~4th~~ 6th day of October, 2022.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public
My Commission Expires: 10/21/2024

File No.: 2022-468

Address of New Owner:	Send Tax Bills to:	Tax Information:
Al Boye, and Gei Shing	New owner	
269 Richbriar Rd.		148-01-0-135
Nashville, TN 37211		

WARRANTY DEED

For and in 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, we

Hyun Ja Park, a widow

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Al Boye and Gei Shing, Husband and Wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being further described as follows, to-wit:

Being Lot No. 263 on the Plan of Hillbrook Estates, Section 5, as of record in Book 3700, page 73, Register's Office for said County. Said Lot No. 263 fronts 75.0 feet on the southerly margin of Richbriar Road and extends back between parallel lines 150 feet to a line in the rear measuring 75 feet thereon.

This conveyance is subject to a 10-foot public utility and drainage easement, 2.5 x 25 foot anchor easement, 30-foot setback line from Richbriar Road and conditions of Owner's Certificate of record in Book 3700, page 73, Register's Office for said County; and restrictive covenants of record in Book 4031, page 160, Register's Office for said County.

Being the same property conveyed to In S. Park and wife, Hyun Ja Park by Deed dated October 27, 1979 from Paula J. Wood, unmarried, recorded November 2, 1979, in Book 5359, Page 117, in the Official Records of Davidson County, Tennessee. The Said In S. Park has since died on 2/16/1986. Oath is hereby made that the marriage between In S. Park and Hyun Ja Park (aka Hyun Ja Kim) continued uninterrupted from the time of purchase of subject property until the death of In S. Park on February 16, 1986, leaving Hyun Ja Park the sole surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is _XX___ improved _____unimproved property and the address of the herein described property is believed to be 269 Richbriar Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/our hands this 4th day of October, 2022.

Hyun Ja Park

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hyun Ja Park, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of October, 2022.

Notary Public at Large

My Commission Expires: 1-25-23.

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/4/22 (date of document).

Jennifer Russell
Affiant Signature

10/5/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of October 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

