This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19385-DJ

Karen Johnson Davidson County
Batch# 948035 DEEDWARR
12/05/2022 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20221205-0126907

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2022.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
So Yeon Kim 5020 Packard Dr. Nashville, TN 37211	Legacy Home Loans 2 Cadillac Dr Brentwood, TN 37027	148-13-0-184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Jerry W. Bowers and wife Ruth S. Bowers**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **So Yeon Kim,** an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Fairlane Park, according to survey and plat of same appearing of record in Book 2331, page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate description as to details and location of said lot.

Being the same property conveyed to Jerry W. Bowers and wife, Ruth S. Bowers by Warranty Deed from Grant F. Dillard and wife, Jan L. Dillard, dated December 6, 1993, recorded December 13, 1993, of record in Book 9185, page 26, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5020 Packard Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2022.

GRANTOR:

Jerry W. Bowers

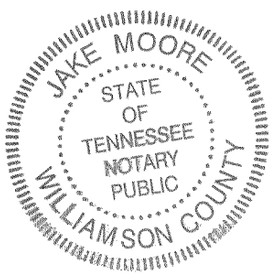
Ruth S. Bowers

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry W. Bowers and Ruth S. Bowers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2022.

Notary Public
My Commission expires: 9-21-26



True Copy Certification

I, **Kaz Arbogast,** 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 this the 2nd day of December, 2022.

Affiant Signature
Date 12/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON