WARRANTY DEED

Karen Johnson Davidson County
Batch# 958001 DEEDWARR
01/05/2023 09:31:45 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00

20230105-0000860

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 3RD DAY OF JANUARY, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: MARCH 06, 2024

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2282 - KC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Byung R. Woo, Soon I. Woo, and Amy Woo 641 Hays Blackman Loop Antioch, TN 37013	New Owner	162-02-0A-047.00 CO

For and in consideration of the sum of Three Hundred Fifty Thousand And 0/100 ($350,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

RAUL OJEDA, AN UNMARRIED MAN

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

BYUNG R. WOO AND SOON I. WOO, HUSBAND AND WIFE AND AMY WOO, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 47 on the plan of Final Plat, Section Two, Spencer Hill, according to plat and survey appearing of record in Plat Instrument No. 20071115-1034114 and in Book 3700, age 59, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Raul Ojeda, an unmarried man by Warranty Deed from Annie Stone Jost, married, in Instrument No. 20200320-0031048, dated March 19, 2020 and recorded on March 20, 2020, Register's Office for Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 641 Hays Blackman Loop, Antioch, TN 37013.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR RAUL OJEDA, AN UNMARRIED MAN to BYUNG R. WOO AND SOON I. WOO, HUSBAND AND WIFE AND AMY WOO, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FOR THE TRANSFER OF PROPERTY LOCATED AT 641 HAYS BLACKMAN LOOP, ANTIOCH, TN 37013.]

Witness our/my hand on the 3rd day of January, 2023.

Raul Ojeda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Raul Ojeda, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of January, 2023.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/12/23