Karen Johnson Davidson County
Batch# 961385 DEEDWARR
01/17/2023 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230117-0003448

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 17th day of January, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Huong Thanh Nguyen	**New Owner**	**08104018700**
1905 3rd Ave N	**Same**	
Nashville, TN 37208		

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 ACKNOWLEDGE, WE,

Don H Kim, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Huong Thanh Nguyen

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

Land in Davidson County, Tennessee, being the Northerly 37 feet of Lot No. 2, and the Southerly 0.5 feet of a foot of Lot No. 3, on the Plan of Eli Woods, of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 2 and 3 front together 37.05 feet on the Westerly side of Third Avenue North and runs back between parallel lines, 166 feet to an alley.

Tract Two:

Land in Davidson County, Tennessee, being the Northerly 14.5 feet on the Southerly 15 feet of Lot No. 3, on the Plan of Eli L Woods Plan of record in Plat Book 21, Page 30, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning on the Westerly margin of 3rd Avenue North at the Southeast corner of the property conveyed to William Wade Carter and wife, from Leon Gilbert, of record in Book 2028, Page 170, said Register's Office; thence with Carter's Southerly line Westward 166 feet to the Easterly margin of an alley; thence with said alley Southwardly 14.5 feet to the Northwest corner of the property conveyed to Martin E Gilmore by Deed from J S Walsh, of record in Book 2196, Page 433, Register's Office for Davidson County, Tennessee; thence with Gilmore's Northerly line Eastwardly 166 feet to the Westerly margin of 3rd Avenue North; thence with said Avenue Northwardly 14.5 feet to the point of beginning.

Being the same property conveyed to Don H Kim, unmarried, by Warranty Deed from Calvin Walker, unmarried, dated February 26, 2015, of record in Instrument No. 20150227-0016957, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1905 3rd Ave N, Nashville, TN 37208.

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 in 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.

_____ Date: 1/13/23
Don H Kim

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Don H Kim, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Hoedom, 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 01/13/23.

Date

1/13/23

Affiant Signature

1/13/23

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of January, 2023

Jennifer Russell

Notary's Signature

My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY