Karen Johnson Davidson County
Batch# 971851 DEEDWARR
02/17/2023 10:32:49 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30
20230217-0011636

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2023

Notary Public

MY COMMISSION EXPIRES: 11-28-26

(AFFIX SEAL)

File No. EY-23-3813

STATE OF TENNESSEE NOTARY PUBLIC TISHA C. BALDWIN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seungju Lee and Eun Joo Lee	Same as new owner	
(NAME) 4248 Magnolia Farms Drive	(NAME)	086-13-0A-263.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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/we, **Samantha Autumn Flores and Charles Tyler Flores, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seungju Lee and Eun Joo Lee, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 263 on the Plan of Final Subdivision Plat, Magnolia Farms, Phase 3, Section 1 of record in Plat at Instrument No. 20201124-0137945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Autumn Flores and Charles Tyler Flores, wife and husband by Warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20210803-0103994, Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 03, 2021.

This is property more commonly known as 4248 Magnolia Farms Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 15th day of February, 2023.

Samantha Autumn Flores

Charles Tyler Flores

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2023, before me personally appeared Samantha Autumn Flores and Charles Tyler Flores, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of February, 2023.

Notary Signature
My commission expires: 3-3-24

