Karen Johnson Davidson County
Batch# 986856 DEEDWARR
03/30/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,192.51
20230330-0023229

Name and Address of New Owner:
Andrew Kim
145 Thompson Lane
Nashville, TN 37211

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23030304

Map and Parcel: 119 14 0 016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Cox**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Andrew Kim**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to wit:

Beginning in the Southerly margin of Collier Avenue at the front common corner of Lots No. 18 and 19 of said Block "E" and lot No. 18 having been conveyed to William Rufus Carter, Jr. and wife, by deed from A.S. Johnson and wife, of record in Book 1916, Page 303, Register's Office for said county; Thence with the line between said Lot Nos. 18 and 19 and along the Westerly line of said Carter's Property Southwardly 155.5 feet to the common corner of Lots No. 11, 12, 18 and 19 of said Block "E", said Lot No 11 having been conveyed to Ben F. Sells, Jr. and wife, by deed from Benjamin F. Sells, Sr. and wife, of record in Book 5253, Page 394, said Register's Office; Thence with the line between Lots Nos. 11 and 19 and along the Northerly line of said Sells property Westwardly 75 feet to the common corner of Lots Nos. 10, 11, 19 and 20 of said Block "E", said Lot No. 20 having been conveyed to Lester G. Acton and wife, by deed from Ken W. Jones and wife, of record in Book 4942, Page 155, said Register's Office; thence with the line between said Lots No. 19 and 20 along the Easterly line of said Acton's property Northwardly 155.5 feet to the Southerly margin of Collier Avenue; Thence with the Southerly margin of Collier Avenue Eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed filed for record on October 26, 2022 in Instrument Number 20221026-0115924, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters as set forth on plat of Woodbine Courts of record in Book 1130, page 39; All matters of unrecorded survey of Woodbine Courts, Part II; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 243 Collier Avenue, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 28th day of March, 2023.

Larry Cox

State of Tennessee

County of Rutherford

Personally appeared before me, Larry Cox with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th of March, 2023.

Notary Public
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,300.00.

Affiant Signature

Subscribed and sworn to before me, this 28th day of March, 2023.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/28/23 (date of document).

Affiant Signature

3/30/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of March, 2023.

BRIDGETTE N. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025