THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230344025** Karen Johnson Davidson County Batch# 1002649 DEEDWARR 05/12/2023 01:26:30 PM 3 pgs Fees: $18.00 Taxes: $2,009.10 20230512-0035637	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $543,000.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2023. Notary Public My Commission Expires: 1/30/2027 CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Atef Abdelmaseh and Marian Ibrahem 7032 Oak Brook Terrace Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-10-0A-117.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Young Cheol Kim and Bong Ok Jeon, husband and wife and Gwang Ho Jeon and Young Cheol Lee (a/k/a Young Choi Lee)** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Atef Abdelmaseh , a married man and Marian Ibrahem , a married woman, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of the Final Plat of Phase Three, Autumn Oaks Subdivision, of record in at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Young Cheol Kim and Bong Ok Jeon, husband and wife and Gwang Ho Jeon, unmarried and Young Choi Lee, (erroneously referenced incorrect spelling of Choi, should have been Cheol), unmarried by Warranty deed from STS Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20121018-0095738 Register's Office for Davidson County, Tennessee, dated October 16, 2012 and recorded on October 18, 2012.

The execution of this instrument is affected by the signature of Bong Ok Jeon as Attorney-in-Fact for Young Cheol Kim, which Power of Attorney is recorded in Instrument Number 202305120035636, and also by the signature of Bong Ok Jeon as Attorney-in-Fact for Young Cheol Lee, which Power of Attorney is recorded in Instrument Number 202305120035635, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.
Subject to boundary plat of Autumn Oaks of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20031029-0159380, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.
Easement to the United Telephone Company of record in Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.

Easement for Landscape of record in Instrument Number 20030122-0009191, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 7515, Page 298, Book 9343, Page 199 and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.
Subject to one-fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7760, Page 970 and Instrument No. 20030110-0004645, in the Register's Office for Davidson County, Tennessee.
Right of Way agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
Right of Way to Gulf Interstate Gas Company of record in Book 2245, Page 271, Partial Release of right-of-way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.
Easement for the purpose of obtaining water from the spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097319, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7032 Oak Brook Terrace Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11th day of May, 2023.

Kim by Bong Jeon His attorney in fact
Young Cheol Kim by Bong Ok Jeon
as Attorney-in-fact

Bong Jeon
Bong Ok Jeon

Gwang
Gwang Ho Jeon

Lee by Bong Jeon attorney in fact
Young Cheol Lee by Bong Ok Jeon
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bong Ok Jeon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Young Cheol Kim and Young Cheol Lee and that she is authorized by Young Cheol Kim and Young Cheol Lee to execute this instrument on their behalf.

WITNESS my hand, at office, this 11th day of May, 2023.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2026

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bong Ok Jeon and Gwang Ho Jeon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2023.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 26, 2026

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 May 11, 2023.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

