THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444183**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2023. Notary Public My Commission Expires: 9-8-25

MACKENZIE HUDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1005675 DEEDWARR
05/19/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230519-0037932

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John J Ahn and Diana J Ahn 812 Pisgah Park Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 16 0B 008.00

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, **Charles Dondale Reid Jr and Terri Ellen Reid, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John J Ahn and Diana J Ahn, husband and wife,** ("Grantees"), its 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. 8, Revision One, Section One, Brentwood Chase, as shown by plat appearing in Book 9700, Page 936 through 941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles Dondale Reid, Jr. and Terri Ellen Reid, husband and wife, by Warranty Deed from Robert B. Innes and wife, Sharon M. Innes, of record in Instrument No. 20180611-0055965, in the Register's Office of Davidson County, Tennessee, dated June 08, 2018, and recorded on June 11, 2018.

The execution of this instrument is effected by the signature of Terri Ellen Reid as Attorney-in-fact for Charles Dondale Reid, Jr., which Power of Attorney is recorded in Instrument Number _202305190037931_, in 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section One, Brentwood Chase, as recorded in Book 9700, Pages 936-941.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52, Deed of Revocation recorded in Instrument No. 20000531-0053797.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, Amended in Instrument No. 20000831-0086366; Corrective Amendment in Instrument No. 20150109-0002674; Fines in Instrument No. 20161020-0111124, Abatement of Violations in Instrument No. 20161020-0111125, Amendment to Bylaws in Instrument No. 20191001-0100090, Leasing Rules in Instrument No. 20210517-0065773 and Amendment to Bylaws in Instrument No. 20211012-0136738.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 812 Pisgah Park 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, Grantor has executed this instrument on this 19th day of May, 2023.

Charles Dondale Reid, Jr. by Terri Ellen Reid, Jr. attorney in fact — Terri Ellen Reid

Charles Dondale Reid Jr
By Terri Ellen Reid, attorney-in-fact

Terri Ellen Reid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terri Ellen Reid, 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 19th day of May, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri Ellen Reid, 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 Charles Dondale Reid, Jr. and that she is authorized by Charles Dondale Reid Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of May, 2023.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

Certificate of Authenticity

I, Natalie A. McKee, 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 19, 2023.

Affiant Signature

5/19/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. HKR-23-812