WARRANTY DEED

Karen Johnson Davidson County
Batch# 1006251 DEEDWARR
05/22/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20230522-0038528

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Majid Rahim	New Owner	15001036800
(NAME)	(NAME)	
5171 Hilson Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jin Sung No and Jang Hoi No,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Majid Rahim,** 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:

Land in Davidson County, Tennessee, being Lot No. 319, Cherry Hill Subdivision, Revised, Section 2-A, of record in Plat Book 5190, Page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being the same property conveyed to Jin Sung No and Jang Hoi No, by deed of record in Instrument No. 20160318-0025842, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jin Sung No by Jang Hoi No as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 202305220038527 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2826 Mossdale Dr., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 22nd day of May, 2023.

Jin Sung No by Jang No as attorney in fact

Jin Sung No
By: Jang Hoi No, as attorney in fact

Jang Hoi No

State of Tennessee
County of Davidson

Personally appeared before me Jang Hoi No, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2023.

Notary Public

My Commission Expires: 12-16-2025

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Davidson

Before me personally appeared Jang Hoi No, the person who executed the foregoing instrument on behalf of Jin Sung No, and who acknowledged that she executed the same as the free act and deed of the said Jin Sung No, through Power of Attorney granted her by the said Jin Sung No.

WITNESS my hand and seal this 22nd of May, 2023 .

Notary Public

My Commission Expires: 12-16-2025

File No.: 16685

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5-22-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5-22-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd **day of** May **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM