Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0062

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

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

Notary Public

Commission Expires: 9-6-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexandra Kim 910 Virginia Avenue Nashville, TN 37216	New Owner	061-10-0-158.00

WARRANTY DEED

FOR AND IN 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,

Lynn Conner Ratliff, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Kim, married woman

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 the east one-half of Lot No. 27 on the Plan of Maplewood Manor Subdivision, of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Virginia Avenue and extends back 272.7 feet on the easterly line and 274.2 feet on the westerly line, to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to W. F. Conner and wife, Mary Elizabeth Conner by Warranty Deed from J.D. Bloodworth and wife, Mary Elizabeth Bloodworth, dated 5/8/1958 and recorded 6/2/1958 in Book 2750, Page 429, Register's Office for Davidson County, Tennessee. W.F. Conner having since died 12/8/1985 leaving Mary Elizabeth Conner as the surviving tenant. Mary Elizabeth Conner k/k/a Mary E. Hoover died intestate on 11/16/2012.

Pursuant to Affidavit of Heirship of record in Instrument No. 20130402-0032596, Lynn Conner Ratliff is reported to be her sole heir at law.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 910 Virginia Avenue Nashville, TN 37216.

Karen Johnson Davidson County
Batch# 1006299 DEEDWARR
05/23/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20230523-0038586

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of May, 2023.

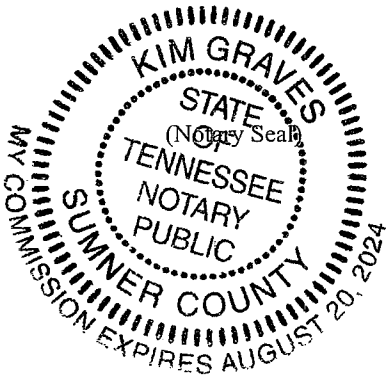
Lynn Conner Ratliff

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lynn Conner Ratliff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of May, 2023.

Kim Graves
Notary Public
My Commission Expires: 8·20·24



(Notary Seal)

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-22-23.

Affiant Signature

5-22-23

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY