Karen Johnson Davidson County
Batch# 1009313 DEEDWARR
05/31/2023 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $703.00
20230531-0040935

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238384 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$190,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of May, 2023. Notary Public My Commission Expires: 11.2.26

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 31st day of May, 2023, among:

DONNA BOYCE FKA DONNA BELL

A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JACK KANG

a Texas limited liability company, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section "C" Village of Old Hickory, of record in Book 1424, page 66, $Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Bell and Donna Bell by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated May 18, 1998, of record in Book 11339, page 148, Register's Office for Davidson County, Tennessee. The said James Bell having since died on March 20, 2007, leaving Donna Bell as surviving tenant by the entirety. The property was further conveyed to Donna Bell, individually by deed from Donna Bell, the surviving spouse of the late James Bell, dated February 5, 2008, of record in Instrument No. 20080212-0014175, said Register's Office.

The said Donna Bell is now known as Donna Boyce.

Being also known as 1310 Debow Street, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Donna Boyce

Donna Boyce

Leonard Patrick Boyce Jr

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Donna Boyce fka Donna Bell and Leonard Patrick Boyce Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2023.

SYDNEY WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-26

Owner Name & Property Address:

Name: Jack Kang
Address: 1310 Debow Street
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name: Jack Kang
Address: 808 Briar Circle
City, State, Zip: Madison, TN 37115

Tax ID: 053-03-140.00

Certificate of Authenticity

I, Nick Harris, 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 31, 2023.

Affiant Signature

5/31/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026