**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 230343964**

Karen Johnson
Batch# 1009947
06/01/2023 12 08 36 PM
Fees: $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20230601-0041397

CHAPMAN & ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sandy Jung and Jin Koo Jung<br>5208 Ravens Glen<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>172 14 0B 256.00 |

**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, **Mun Sun Lee and Kyung Mi Pang** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandy Jung and Jin Koo Jung, Wife and Husband**, ("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. 185 on the Plan of Subdivision Plat of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, of record as Instrument No. 20030422-0052787, 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 Mun S. Lee, a married woman, and Kyung Pang, a married woman, by Warranty Deed from David Lewis Husbands, Trustee of the David Lewis Husbands Living Trust Dated December 12, 2000, of record in Instrument No. 20180824-0084142, in the Register's Office of Davidson, Tennessee, dated August 22, 2018, and recorded on August 24, 2018.

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 Subdivision Plat of Winfield Park, A Cluster Lot Development, Phase 2, Section 2, as recorded in Instrument No. 20030422-0052787.
Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001211-0122000, as corrected in Instrument No. 20020520-0061426.
Resolution recorded in Instrument No. 20160211-0013422

This is improved property located at 5208 Ravens Glen Nashville TN 37211

**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 31st day of May, 2023

Mun Sun Lee

Kyung Mi Pang by Mun Sun Lee Attorney-in-fact.
Kyung Mi Pang by Mun Sun Lee, Attorney-in-Fac

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mun Sun Lee, 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 Kyung Mi Pang and that she is authorized by Kyung Mi Pang to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026