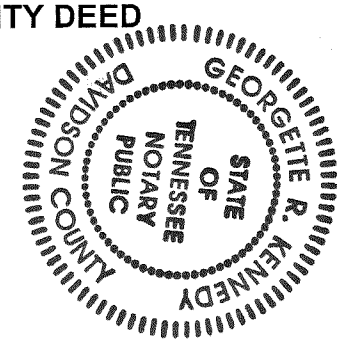
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Young Ja Pak	Young Ja Pak	021-00-0-355
(NAME) 7138 Bidwell Road	(NAME) 7138 Bidwell Road	Karen Johnson Davidson County Batch# 1009985 DEEDWARR 06/01/2023 01:41:30 PM 3 pgs Fees: $18.00 Taxes: $2,220.00 20230601-0041468
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Anthony S Cannon and Deborah S Blankenship, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Young Ja Pak, hereinafter called the GRANTEE(S), his/her/their 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. 8 on the Plan of Final Plat, Faith Place of record in Plat Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Scott Cannon and Deborah S. Blankenship, husband and wife by Warranty Deed from Kristi R. Dunning, an unmarried woman, dated 05/30/2018, of record in Instrument No. 20180601-0052049, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7138 Bidwell Road, Joelton, TN 37080
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of May, 2023.

Anthony S Cannon

Deborah S Blankenship

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony S Cannon and Deborah S Blankenship, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of May, 2023.

Notary Public:
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 1, 2023.

Affiant
Date: 6/1/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY