Karen Johnson Davidson County
Batch# 1011099 DEEDWARR
06/05/2023 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20230605-0042328

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $295,000.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2023.

Notary Public
My commission expires: 9.21.24

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jacob H. Kim	New Owner	062-02-0A 156.00
2812 Steamboat Drive		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF ROBERT C. RAWLINS, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JACOB H. KIM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert C. Rawlins, Jr., by deed dated 10/23/1995, from Rosetta Irene Tomlinson Rawlins, a/k/a Rosetta I. Rawlins, of record in Book 9834, page 871, Register's Office for said County.

Also being the same property conveyed to Robert C. Rawlins, Jr. and wife, Rosetta I. Rawlins, by deed dated 04/26/1989, from Ken Lokey Homes, Inc., of record in Book 7829, page 33, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2812 Steamboat Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2023.

Estate of Robert C. Rawlins, Jr.

BY: Maryann Armstrong Williams, Executrix
Maryann Armstrong Williams, Executrix

STATE OF Florida

COUNTY OF Volusia

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Maryann Armstrong Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF ROBERT C. RAWLINS, JR., and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF ROBERT C. RAWLINS, JR. by the said Maryann Armstrong Williams as such EXECUTRIX.

Witness my hand and official seal this 30th day of May, 2023.

My Commission Expires: 10-7-2026

Notary Public

JAMIE MORGAN ROGERS
Notary Public - State of Florida
Commission # HH 319109
My Comm. Expires Oct 7, 2026
Bonded through National Notary Assn.

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 5-30-23.

Affiant Signature

6-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY