WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026941 DEEDWARR
07/17/2023 11 54.35 AM 2 pgs
Fees $13 00 Taxes $2,404 63

20230717-0054697

B-KW-23-5833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mikyung Bang and Jihun Lee		
(NAME)	(NAME)	
5833 Leslie Ave	NEW OWNER	**091-10-0W-007 00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **LESLIE AVENUE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKYUNG BANG AND JIHUN LEE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 7 on the Plan of Leslie Avenue Residences, shown on Exhibit "C" of Leslie Avenue Residences, of record in Instrument No. 20190212-0013196, as amended in Instrument No. 20190627-0062465, Instrument No. 20201029-0125892, Instrument No 20210405-0044449, and Instrument No 20210809-0106664, 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 a portion of the same property conveyed to Leslie Avenue, GP, by Warranty Deed from Mary Jane Hulan of record in Instrument No 20141117-0105804 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014. (Value or consideration as shown in aforementioned deed $ 415,000 00)

Being a portion of the same property conveyed to Leslie Avenue, GP, by Quitclaim Deed from Leslie Avenue, GP, of record in Instrument No 20181228-0125834 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 28, 2018. (Value or consideration as shown in aforementioned deed $ 0 00.)

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20190212-0013196, amended in Instrument Number 20190627-0062465, and amended in Instrument No 20201029-0125892, Instrument No 20210405-0044449, and Instrument No 20210809-0106664, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument No 20190214-0013748, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0072296, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5833 Leslie Ave, Nashville, Tennessee 37209**.

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), their heirs and 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), their 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/our hand(s) this the 14th DAY OF JULY, 2023

Leslie Avenue, GP

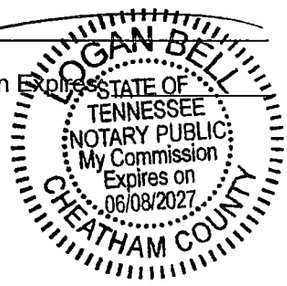
BY: _____
Jeff Gaw
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, signing for LESLIE AVENUE, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING PARTNER of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 14th of July, 2023

_____
Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212