WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028678 DEEDWARR
07/20/2023 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20230720-0056029

STATE OF TENNESSE
COUNTY OF ~~MONTGOMERY~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/12/24
(AFFIX SEAL)

LUTHER P. RAMSEY, III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Del Jesus Vela Camacho	First Community Mortgage, Inc.	Parcel ID: 163 05 0B 189.00 CO
(NAME) 5170 Hickory Hollow Pkwy	(NAME) 262 Robert Rose Drive, Suite 200	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Young S. Kang and Young Hee Kang, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria Del Jesus Vela Camacho, a married woman**, hereinafter called the Grantees, their heirs and 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 all of Lot No. 197, on the Plan of Exhibit 'A' Master Deed Lot Layout (Private Element) Phase V Mill Park (formerly Hickory Hollow Townhomes), as shown by plat appearing of record in Instrument Number 200501310011265, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Young S. Kang and Young Hee Kang from Deutsche Bank Trust Company Americas as Trustee RALI 2006-QS8 by Special Warranty Deed dated January 24, 2013 and recorded on February 7, 2013 in Instrument No. 20130207-0012602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Pkwy, Unit 112, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 18 day of July, 2023.

Young S Kang

Young S. Kang

Young Hee Kang

Young Hee Kang

STATE OF Texas

COUNTY OF Comal

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Young S. Kang and Young Hee Kang, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

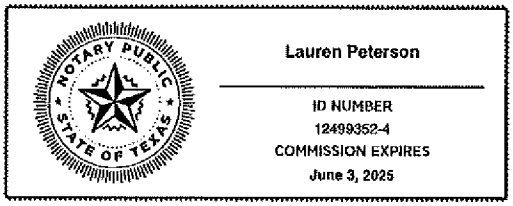
Witness my hand and official seal, this the 18th day of July, 2023.

Lauren Peterson

Notary Public

My Commission Expires: 06/03/2025

(SEAL)



Notarized online using audio-video communication

Certificate of Authenticity

I, Tonya Loftin, 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 July 18, 2023.

Date

Tonya Loftin

Affiant Signature

July 20, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)