Karen Johnson Davidson County
Batch# 1032875 DEEDWARR
08/01/2023 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20230801-0059155

37768

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2758

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2023

Notary Public

Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
SeungJin I. Park and Ruth M. Steele 4341 Chesney Glen Dr Hermitage, TN 37076	Bank of Tennessee PO Box 4980 Johnson City, TN 37062	087-01-0A-040.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Susan Histead F/K/A Susan Qualls, a married woman and Josh Waitz, a married man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SeungJin I. Park, unmarried man, and Ruth M. Steele, unmarried woman, as joint tenants with rights of survivorship,

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 Lot No. 91 on the Plan of Section 1B, Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 289, 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 Susan Qualls, an unmarried woman and Josh Waitz, an unmarried man by Warranty deed from Anna M. Henley, NKA Anna Lewis, married of record in Instrument No. 20150918-0094896 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 18, 2015. The said Susan Qualls has since married and is now known by her married name of Susan Histead.

This property has never been a primary residence of Josh Waitz or his spouse.

Stephen Histed, spouse of Susan Histead FKA Susan Qualls, joins in the execution of this instrument for the purpose of conveying to Grantees any and all marital rights he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4341 Chesney Glen Dr, Hermitage, TN 37076

Dated this the 28th day of July, 2023.

Stephen Histed

STATE OF
COUNTY OF

On this 28th day of July, 2023, before me personally appeared Stephen Histed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

D Perea

Notary Signature
My commission expires: 6/29/27

DIANA PEREA
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 650936
Expires June 29, 2027

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 so 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.

Dated this the 28th day of July, 2023.

Susan Histed

STATE OF AZ
COUNTY OF Maricopa

On this 28th day of July, 2023, before me personally appeared Susan Histed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Notary Signature Matt Miller
My commission expires: 4.5.29

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm. Expires Apr 5, 2027

Dated this the 28th day of July, 2023.

Josh Waitz

STATE OF NEVADA
COUNTY OF CLARK

On this 28th day of July, 2023, before me personally appeared Josh Waitz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2023.

Notary Signature
My commission expires: 01/22/2025

SHARON I. LOCKWOOD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 01-22-25
Certificate No: 08-8341-1

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/28/23 (date of document).

Affiant Signature

7/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of July, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY