WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037286 DEEDWARR
08/11/2023 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230811-0062444

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2023.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 081
Trevor Balsbaugh 2227 11TH AVE N Nashville, Tennessee 37211	New Owner Property	GROUP 03 0 PARCEL 339.00

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, we,

Cheon S. Kim, Nan S. Kim, husband and wife,

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Trevor Balsbaugh, unmarried man

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. 8 on the Plan of Kellow Gardens, (erroneously typographicaly shown as Lellow Gardens in previous deed of record), Section One of record in Plat Book 3500, Page 110, in the Register's Office for Davidson County, Tennessee.

Said Lot No, 8 fronts 50 feet on the west margin of 11 Avenue, North, and it extends back between lines 138.6 feet on the North line and 170,9 feet on the South line to a dead line in the rear, which is a broken line, an measures 63.2 feet.

Being the same property conveyed to Cheon S. Kim and Nan S. Kim, Husband and Wife by Quitclaim deed from Paul Sangwoo Kim, a single man, dated June 23, 2021, recorded on June 24, 2021, and filed of record in Instrument No 20210624-0086001, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheon S. Kim and Nan S. Kim, Husband and Wife, and Paul Sangwoo Kim, a single man, all as Joint tenants with right of Survivorship by Quitclaim deed from Cheon S. Kim and Nan S. Kim, dated March 27, 2020, recorded on March 27, 2020, and filed of record in Instrument No 20200327-0033415, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cheon S. Kim and Nan S. Kim, husband and wife by Warranty Deed from James R. Sperance, III, married, dated July 13, 2017, recorded on July 24, 2017, and filed of record in Instrument No. 20170724-0074457, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2227 11TH AVE N, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 31st day of July, 2023.

Cheon S. Kim

Nan S. Kim

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cheon S. Kim, Nan S. Kim, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

Magnolia Title & Escrow, Inc
1104 Fatherland St
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Emily Manno, 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 **7/31/23**.

Date

Affiant Signature

7/31/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026