STATE OF Tennessee
COUNTY OF **Montgomery**

Karen Johnson Davidson County
Batch# 1038413 DEEDWARR
08/15/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,401.93
20230815-0063542

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 11-6-2024
File No. G23-19221

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Scott Adams and Hyunjin Chung (NAME) **2648 Thornton Grove Blvd** (STREET ADDRESS) **Nashville, TN 37207** (CITY) (STATE) (ZIP)	**VanDyk Mortgage Corp.** (NAME) **2449 Camelot Court Southeast** (STREET ADDRESS) **Grand Rapids, MI 49546** (CITY) (STATE) (ZIP)	050-02-0C-100-00

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 HEREBYACKNOWLEDGED, WE, **Julie Craig, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Scott Adams and Hyunjin Chung, husband and wife,** 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. 100 on the Plan of Final Plat, Thornton Grove PUD, Phase 1B & 1C, of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie Craig, unmarried by Deed dated October 19, 2021, recorded October 21, 2021, in Instrument Number 20211021-0141351, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All
future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2648 Thornton Grove Boulevard, Nashville, TN 37207.

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. Whenever 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 15th day of August, 2023.

Julie Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2023, before me personally appeared Julie Craig, 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 15th day of August, 2023.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 15, 2023

Affiant Signature

Date: 8/15/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 15, 2023

Notary's Signature

My Commission Expires: 3-Co-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM