Karen Johnson Davidson County
Batch# 1039385 DEEDWARR
08/17/2023 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,487.88
20230817-0064165

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $672,400.00

Affiant

Subscribed and sworn to before me, this 15 day of August 2023.

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Eugene Alan Nichols Emily Nichols	CMG Mortgage, Inc.	07312009900
2948 McGavock Pike	3160 Crow Canyon Road, #400	
Nashville, TN 37214	San Ramon, CA 94583	

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 ACKNOWLEDGE, WE,

Wayne A Smith and Gyuhee Kim, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eugene Alan Nichols and Emily Nichols, 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 the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being the Northerly half of Lot No. 17 and 18 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, surveyor, October 26, 1945, as follows: Beginning on the Easterly margin of McGavock Pike at the corner of Lot Nos. 18 and 19; thence with said Pike Southwardly 150 feet; thence Eastwardly 429 feet, more or less, to the top of bluff and down said bluff to a low water mark on Cumberland River; thence with said low water mark Northwardly 138.9 feet, more or less, to the corner of Lot Nos. 18 and 19; thence with the line between said two lots Westwardly to the top of bluff and continuing in the same direction, 428.1 feet to the beginning.

Being the same property conveyed to Wayne A Smith and Gyuhee Kim, husband and wife, by Warranty Deed from Donald Eugene Wallace, Shelia Gale Scott, and William Phillip Wallace, Personal Representatives of the Estate of Timothy Lee Wallace, dated October 15, 2018, of record in Instrument No. 20181017-0103190, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2948 McGavock Pike, Nashville, TN 37214.

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 in 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.

Wayne A Smith Date: 8/15/23
Wayne A Smith

Gyuhee Kim Date: 8/15/23
Gyuhee Kim

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Wayne A Smith and Gyuhee Kim, the within named Grantor(s), with whom I am personally acquainted (or 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 _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

see attached California Acknowledgment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On August 15, 2023 (Date) before me, Xiaozhen Yee, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Wayne A Smith and Gyukee Kim (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

XIAOZHEN YEE
Notary Public - California
Contra Costa County
Commission # 2386585
My Comm. Expires Dec 12, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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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 5, 2023.

Tori Cole
Affiant Signature

Date: 8/17/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 17, 2023.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

