Karen Johnson Davidson County
Batch# 1044951 DEEDWARR
08/31/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.37
20230831-0068372

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4307
Parcel ID: 175-01-0-030.00

Property Address:
5528 Murphywood Crossing, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Edward Petranek
5528 Murphywood Xing
Antioch, TN 37013

Address of New Owner:
5528 Murphywood Xing
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **CHUN GEUN YUN, a married man, and HEEKYUNG YUN, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **EDWARD PETRANEK and NIVETTE LATASHA BURKE, as joint tenants with rights of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 103 on the Final Plat of Asheford Crossing, Section Four of record in Plat Book 9700, Page 912, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to CHUN GEUN YUN, a married man, and HEEKYUNG YUN, an unmarried woman by Deed dated September 28, 2000 from BEAZER HOMES CORP., dba PHILLIPS BUILDERS, a Tennessee Corporation, recorded October 5, 2000, in Instrument Number 20001005-0099007, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5528 Murphywood Crossing, Antioch, TN 37013.

The property being conveyed herein was not the principal residence of the Grantor's Spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 7900, page 937 and Plat Book 9700, page 912, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to American Telephone and Telegraph Company as contained in Book 1224, page 257, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowner's Association of record in Book 9651, page 895, Register's Office for Davidson County, Tennessee.

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5. Bylaws for Homeowner's Association of record in Book 9651, page 925, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 30 day of August, 2023.

Chun Geun Yun
CHUN GEUN YUN

Heekyung Yun
HEEKYUNG YUN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CHUN GEUN YUN and HEEKYUNG YUN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 30 day of August, 2023.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $400,100.00.

Affiant

SWORN TO and subscribed before me on this 30 day of August, 2023.

Notary Public

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

My Commission Expires:

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 8/30/2023.

Date

Tonya Loftin
Affiant Signature

August 31, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of August, 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)