Karen Johnson Davidson County
Batch# 1046678 DEEDWARR
09/06/2023 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20230906-0069936

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CHERYL A POCA
NOTARY PUBLIC
STATE OF NEW YORK
Qualified In New York County
01PO0000456
MY COMMISSION EXPIRES 02/02/2027

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0436

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Therese Annette Coyne	New owner	Map: 098090A00500CO
(NAME) 5517 Regatta Blvd.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-NINE THOUSAND AND NO/100 DOLLARS ($439,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YOUNG-KI EUN AND WIFE, EUN-JOO LEE,

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

THERESE ANNETTE COYNE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 104, on the Plan of Phase One, Lake Shore, according to plat and survey appearing of record in Book 6900, Page 684, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Young-Ki Eun and wife, Eun-Joo Lee, by deed from Nancy M. White, of record in Instrument No. 20210614-0079704, dated June 11, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 684, said Register's Office; (3) Charter for Homeowners Association of record in Book 7892, Page 464, amended in Book 8709, Page 424, in the Register's Office for Davidson County, Tennessee; (4) Deed of common areas to Homeowners Association of record in Book 8697, Page 123 and Book 9984, Page 656, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7572, Page 669, amended in Instrument No. 20200820-0094221, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5517 Regatta Blvd., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of September, 2023.

Young-Ki Eun

Eun-Joo Lee

STATE OF NEW YORK
COUNTY OF MANHATTAN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Young-Ki Eun and Eun-Joo Lee, 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 and official seal this, 5th day of September, 2023.

My Commission Expires:

Notary Public

CHERYL A POCCIA
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01PO0000456
MY COMMISSION EXPIRES 02/02/2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 9-5-23.

Affiant Signature

9-6-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY