Karen Johnson Davidson County
Batch# 1052857 DEEDWARR
09/22/2023 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230922-0074481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-03-2025
(AFFIX SEAL)

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

File #23-PA-0261-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Cochenour and Kristina Lamb (NAME)	**New Owner** (NAME)	**119 14 0 043.00**
261 Tanksley Avenue (ADDRESS)	Property (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENE S. CHOI AND LYDIA CHOI, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER COCHENOUR, AN UNMARRIED PERSON, AND KRISTINA LAMB, AN UNMARRIED PERSON, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 of Block "D" on the Map of Woodbine Courts, Part 2, not of record, and being more particularly described according to a Plan of said subdivision by Blanchard and Parrish, Engineers, as follows:

Said Lot No. 28 fronts 75 feet on the Southerly margin of Tanksley Avenue and extends back between parallel lines, 156.5 feet to a dead line, same being the rear line of Lot No. 2 in same block.

Being the same property conveyed to Eugene S. Choi and Lydia Choi, Married, by QuitClaim Deed from Eugene S. Choi, of record in Instrument No. 20210713-0094199, in the Register's Office of Davidson County, Tennessee, dated July 12, 2021 and recorded on July 13, 2021.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **261 Tanksley Avenue, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of September, 2023.

Eugene S. Choi by Loy Carney, his Attorney-In-Fact

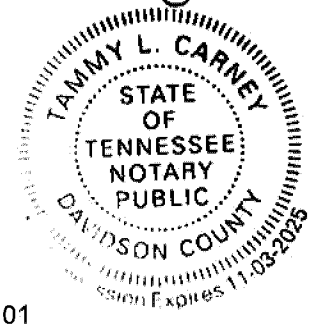
Lydia Choi by Loy Carney, Attorney-In-Fact

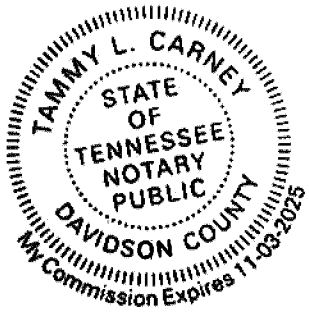
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EUGENE S. CHOI AND LYDIA CHOI, and who acknowledged he/she/they executed the same as the free act and deed of the said EUGENE S. CHOI AND LYDIA CHOI.

Witness my hand, at office, this 8th day of September, 2023.

Notary Signature
My commission expires:





RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 9/8/23.

Date

Affiant Signature

9/8/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 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