Name and Address of New Owner:
Mark R. Simpson
1310 Debow Street
Old Hickory, TN 37138

Send Tax Bills To:
Wesley Mortgage, LLC
9009 Carothers Pkwy, Ste A-3
Franklin, TN 37067

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1056279 DEEDWARR
10/02/2023 03 05 05 PM 3 pgs
Fees $18 00 Taxes $1,424 50
20231002-0077375

Map & Parcel No: 053-03-0-140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jack Kang**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark R. Simpson, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section "C" Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack Kang by Warranty Deed dated May 31, 2023 from Donna Boyce fka Donna Bell, a married woman, recorded May 31, 2023 in Instrument No. 20230531-0040935 in the Register's Office.

Being the same property conveyed to James Bell and Donna Bell by deed from Andrew M Cuomo, Secretary of Housing and Urban Development, of Washington, DC, dated May 18, 1998, of record in Book 11339, Page 148, Register's Office for Davidson County, Tennessee The same James Bell having since died on March 20, 2007, leaving Donna Bell as surviving tenant by the entirety. The property was further conveyed to Donna Bell, individually by deed from Donna Bell, the surviving spouse of the late James Bell, dated February 5, 2008, of record in Instrument No 20080212-0014175, said Register's Office

A Scrivener's Affidavit being recorded on Septemeber 5, 2023, in book 1046401, and page 20230905-0069583, correcting Jack Kang, a Texas limited liabilty company to Jack Kang, an individual.

The said Donna Bell is now known as Donna Boyce.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2023.

_____(SEAL)
Jack Kang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2023, before me personally appeared Jack Kang, 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 28th day of September, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILSON MARK)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark Simpson
(Affiant)

Sworn to and subscribed before me this
28th day of September, 2023.

Notary Public
My commission expires:
File No. 2023-6355-AH

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026