Karen Johnson Davidson County
Batch# 1058835 DEEDWARR
10/06/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20231006-0079000

WARRANTY DEED

2023-09-1218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6 day of October, 2023.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dong Wook Nathan Kim and Cindy Sung-Hui Kim 6206B New York Avenue Nashville, TN 37209	OWNER	Map/Parcel 091-02-OH-002.01

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie H. Loomis and Owen B. Loomis, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Dong Wook Nathan Kim and Cindy Sung-Hui Kim, husband and wife**, hereinafter called the GRANTEES, their heirs 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 Unit B of 6206 New York Avenue, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6206 New York Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201217-0149280, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6206 New York Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201217-0149280, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Harmony Homes of Tennessee, LLC, a Tennessee Limited liability company, by Warranty Deed from Jonathan H. Smith and Anne M. Smith, husband and wife, of record in Instrument No. 20201229-0153849, Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 29, 2020.

Being the same property conveyed to Julie H. Loomis and Owen B. Loomis, Jr. by Warranty Deed from Harmony Homes of Tennessee, LLC, a Tennessee limited liability company, of record in Instrument No. 20220725-0084844, Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 24, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage

easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 6206B New York Avenue, Nashville, TN 37209 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Effective the 6th day of October, 2023:

Julie H. Loomis

Julie H. Loomis

Owen B. Loomis

Owen B. Loomis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6 day of October, 2023, before me personally appeared Julie H. Loomis and Owen B. Loomis, 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 6 day of October, 2023.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 11-19-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/6/2023.

Date

Affiant Signature

10/6/2023

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: Date

Notary's Seal

