WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/26

(AFFIX SEAL)

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

JM-P-23-2403-C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Williams and Autumn G. Williams	**NEW OWNER**	
(NAME)	(NAME)	**092-03-0E-002.00-CO**
2403 Jefferson Street Unit C		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2817		
(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, **JUNG SUK LEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN WILLIAMS AND AUTUMN G. WILLIAMS, HUSBAND AND WIFE,** 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 Unit No. "B" on the plan of Homes at 2403 Jefferson Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 2403 Jefferson Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200128-0010107, and as amended in Instrument No. 20200129-0010709, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jung Suk Lee, an unmarried man by Warranty deed from Jefferson ST Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210716-0095987 Register's Office for Davidson County, Tennessee, dated July 13, 2021 and recorded on July 16, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20200128-0010107, as corrected in Scrivner's Affidavit of record in Instrument No. 20200129-0100709, Register's Office for Davidson County, Tennessee.
- Charter for HOA recorded January 28, 2020 in Instrument No. 20200128-0010106, Register's Office for Davidson County, Tennessee.
- Easements as set forth in Book 4128, Page 206, Register's Office of Davidson County, Tennessee
- Easements as set forth in Warranty Deed of record in Book 4138, Page 994, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2403 Jefferson Street Unit C, Nashville, Tennessee 37208-2817**.

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.

Karen Johnson Davidson County
Batch# 1059519 DEEDWARR
10/10/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20231010-0079521

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2023.

Jung Suk Lee by Paul Hinman as Attorney-in-fact

Jung Suk Lee
by Paul Hinman as 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, Paul Hinman, 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 JUNG SUK LEE, and who acknowledged he/she/they executed the same as the free act and deed of the said JUNG SUK LEE.

Witness my hand and official seal, this the 28th of September, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/28/23 (date of document).

Regina Sullo
Affiant Signature

October 10, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

