Karen Johnson Davidson County
Batch# 1061158 DEEDWARR
10/17/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231017-0081381

**WARRANTY DEED**

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. EM-23-5309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Cynethia J. Atkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2023

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lindsay Sue-Jung Bae and Daesung Bae | AMWEST FUNDING CORP | |
| (NAME) | (NAME) | 173-05-0A-091.00-CO |
| 1982 Shaylin Loop | 6 Pointe Drive, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Brea, CA 92821 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kaitlin Stice, an unmarried woman and Donald Stice and Betty Stice, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dae Sung Bae, a married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 91 on the Plan of Barnes Crossing Planned Unit Development, according to Master Deed appearing of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, in the Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for more complete details of location and description of said lot.**

**Being the same property conveyed to Kaitlin Stice, a single person and Donald Stice and Betty Stice, husband and wife, by Warranty deed from Reed O. Neff, unmarried of record in Instrument No. 20180220-0015810 Register's Office for Davidson County, Tennessee, dated February 16, 2018 and recorded on February 20, 2018.**

**This is property more commonly known as 1982 Shaylin Loop, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

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 this 13th day of October, 2023.

Kaitlin Stice

Donald Stice by Kaitlin Stice attorney in fact
Donald Stice by Kaitlin Stice, Attorney-In-Fact

Betty Stice by Kaitlin Stice attorney in fact
Betty Stice by Kaitlin Stice, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2023, before me personally appeared Kaitlin Stice, 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 13th day of October, 2023.

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, by Kaitlin Stice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Donald Stice and Betty Stice , and that this instrument was executed on behalf of the said Donald Stice and Betty Stice for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee. 202310170081380

Witness my hand and official seal this 13 day of October, 2023.

Notary Public

My Commission Expires:

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 10-13-2023.

Affiant Signature

10/16/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of October, 2023.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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