Karen Johnson Davidson County
Batch# 1066440 DEEDWARR
10/31/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20231031-0084874

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-2337

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21699-RR

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of October, 2023

Notary Public

Commission Expires: 1/4/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Yong J. Jeong 6816 Christiansted Lane Nashville, TN 37211	New Owner	172-11-0B-022.00-CO

WARRANTY DEED

FOR AND IN 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.

Kathryn Cannon Sell and Daniel Pahl Sell, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yong J. Jeong, sole owner

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 22 on the Plan of Final Plat of Christiansted Valley Reserve, a Cluster Lot Subdivision of record in Plat at Instrument No. 20141223-0117560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Thomas Crump and Anna Beth Crump, husband and wife by Special Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20160725-0076143 Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016.

Being the same property conveyed to Kathryn Cannon Sell and Daniel Pahl Sell, wife and husband by Warranty deed from Nathan Thomas Crump and Anna Beth Crump, husband and wife of record in Instrument No. 20220126-0009403 Register's Office for Davidson County, Tennessee, dated January 13, 2022 and recorded on January 26, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Gran tee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6816 Christiansted Lane, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 25 day of October, 2023.

Kathryn Cannon Sell

Kathryn Cannon Sell

Daniel Pahl Sell

Daniel Pahl Sell

STATE OF Texas
COUNTY OF Denton

On this 25th day of October, 2023, before me personally appeared Kathryn Cannon Sell and Daniel Pahl Sell, 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 25th day of October, 2023.

Melanie L. Holt

Notary Signature
My commission expires: 8/23/2027

NOTARY PUBLIC STATE OF TEXAS
MELANIE L HOLT
Notary ID #132143205
My Commission Expires
August 23, 2027

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 10/25/2023

Affiant Signature

10/30/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of October, 2023

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

