39B

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 231046010

Karen Johnson Davidson County
Batch# 1069044 **DEEDWARR**
11/06/2023 02:34:07 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20231106-0086789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2023.

Notary Public
My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William R Rapier and Pamela A Rapier 1011 Vida Way #107 Nolensville TN 37135	CapStar Bank 2002 Richard Jones Rd #A300 Nashville, TN 37215	Tax Parcel ID No. 186-03-0B-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Sung Chun Cho and Mary Un Joo Cho, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William R Rapier and Pamela A Rapier, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 107, of Burkitt Commons Stacked Flats (within Lot 76), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Joseph Sung Chun Cho and Mary Un Joo Cho by Warranty deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20220405-0039466 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 05, 2022.

The execution of this instrument is affected by the signature of Jennifer Klein, as Attorney-in-Fact for Joseph Sung Chun Cho, which Power of Attorney is recorded in Instrument Number 20231106-0086786, and also by the signature of Jennifer Klein as Attorney-in-Fact for Mary Un Joo Cho, which Power of Attorney is recorded in Instrument Number 20231106-0086785, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20200617-0063022, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210826-0115544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835, supplemented in

Instrument No. 20191219-0131322, and Instrument No. 20210727-0101163 and Instrument No. 20210811-0108371, Instrument No. 20210907-0119778, instrument No. 20220304-0025194 and Instrument No. 20220317-0031260, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all)., in the Register's Office for Davidson County, Tennessee.
Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20180125-0008085 and Instrument No. 20210819-0112481, in the Register's Office for Davidson County, Tennessee.
Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.
Grant of Overhead Line Agreement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers of record in Instrument Number 20171030-0110866 and Instrument No. 20171030-0110871, in the Register's Office for Davidson County, Tennessee.
Application for Greenbelt Assessment of record in Book 5439, Page 372, and in Book 6836, Page 23, in the Register's Office for Williamson County, Tennessee and Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1011 Vida Way #107 Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of October, 2023.

Joseph Sung Chun Cho by Jennifer Klein
as Attorney-in-fact

Mary Un Joo Cho by Jennifer Klein
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, Jennifer Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph Sung Chun Cho and Mary Un Joo Cho, and that she is authorized by Joseph Sung Chun Cho and Mary Un Joo Cho, to execute this instrument on their behalf.

WITNESS my hand, at office, this 31st day of October, 2023.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026