Karen Johnson Davidson County
Batch# 1077288 DEEDWARRSP
12/01/2023 03:42:30 PM 5 pgs
Fees: $28.00 Taxes: $3,478.00
20231201-0092993

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36177-1B Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Acacio Navarro Ortuno and Francisca Arellano 2219 Cottage Hill Drive Antioch, TN 37013	New Owner	16300038700

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Christopher W. Chung and Hyun H. Chung** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Acacio Navarro Ortuno and Francisca Arellano, husband and wife** (hereinafter referred to as the "**Grantees**"), their heirs, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> Being the same property conveyed to Christopher W. Chung and Hyun H. Chung by Successor Trustee's Deed dated May 27, 2010, from Robert J. Notestine, III, Successor Trustee, of record in Instrument No. 20100528-0041375, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantees, their heirs, and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantees that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1 day of December, 2023.

Christopher W. Chung

Hyun H. Chung

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher W. Chung and Hyun H. Chung, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1 day of December, 2023.

JOHN T. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $940,000.00.

Affiant

Subscribed and sworn to before me this 1 day of December, 2023.

Notary Public
My Commission Expires: 7/17/2027

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot No. 2 of the Resubdivision of Lots 2 and 3, Section One, The Crossings at Hickory Hollow, of record in Instrument No. 20020813-0098014, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with the Joint Ingress/Egress Easement as shown on the said Plan of record.

Being the same property conveyed to Christopher W. Chung and Hyun H. Chung by Successor Trustee's Deed dated May 27, 2010, from Robert J. Notestine, III, Successor Trustee, of record in Instrument No. 20100528-0041375, Register's Office for Davidson County, Tennessee

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2024 and subsequent years, not yet due and payable. Map and Parcel 1630038700. 2023 taxes have been prorated between the parties and paid as part of closing.

3. All matters as shown on the Plan of record in Instrument No. 20020813-0098014, Register's Office for Davidson County, Tennessee.

4. Easement to American Telephone & Telegraph Company as of record in Book 1207 Page 532, Register's Office for Davidson County, Tennessee.

5. Utility easements retained in Metro Ordinance No. 092-170 as of record in the Metropolitan County Court Clerk's Office for Davidson County, Tennessee.

6. All matters shown on the Plan of record in Plat Book 5200 Page 380, Register's Office for Davidson County, Tennessee.

7. Declaration of Protective Covenant for Hickory Hollow of record in Book 5125 Page 769 amended in Book 5189 Page 947, Book 5337 Page 933, and further Restated and Amended in Book 5441 Page 968, amended in Book 5792 Page 491, Book 5951 Page 26, Book 6011 Page 163, and Book 6095 Page 948, Register's Office for Davidson County, Tennessee.

8. All matters shown on the Boundary Plat of The Crossings at Hickory Hollow of record in Plat Book 7900 Page 39, Register's Office for Davidson County, Tennessee.

9. Declaration of Easements and Restrictive Covenants of record in Book 9296 Page 761 amended in Book 9808 Page 104, Register's Office for Davidson County, Tennessee.

10. Declaration of Restrictive Covenants (RE: Hotels) of record in Book 9808 Page 118, Register's Office for Davidson County, Tennessee.

11. Deeds of Conveyances for sewer and water mains of record in Book 9988 Page 861 and Book 9988 Page 865, Register's Office for Davidson County, Tennessee.

12. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 December 1, 2023.

John T. Cook, Esq.
Date: December 1, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this December 1, 2023.

Notary Public
My commission expires: Sept 8th 2025

