Karen Johnson Davidson County Batch # 1083906 DEEDWARR 12/19/2023 02:03:57 PM 2 pgs Fees: $13.00 Taxes: $3,163.50 20231219-0097873	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $855,000.00 Affiant Subscribed and sworn to before me, this 15th day of December 2023. Notary Public My commission expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Colleen Miller **Benjamin Hanson**	SynovusBank	**172100B14700CO**
304 Dillehay Ct	P.O. Box 2868	
Nashville, TN 37211	Columbus, GA 31902-2868	

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 ACKNOWLEDGE, WE,

Laura N Cho, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Colleen Miller and Benjamin Hanson, wife and husband

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. 39, Plan of Final Plat, Christiansted Valley, Phase Three, Cluster Lot Subdivision, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Laura N Cho, a married woman, by Warranty Deed from James Harold Costner and Mary Elizabeth Costner, husband and wife, dated July 31, 2017, of record in Instrument No. 20170808-0081331, in the Register's Office for Davidson County, Tennessee. Jay Chun joins in the execution to transfer any marital interest in the property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan, with Owner's Certificate, of record in Inst. No. 20060316-0030458, said Register's Office, to which Plan reference is made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in No. 19991221-0305559, amended in Inst. No. 20000728-0074515, Inst. No.20070206-0015266, Inst. No. 20170602-0055138,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Charter of record in Inst. No. 19991221-0305560 amended in Inst. No. 19991221-0305561, said Register's Office. Stormwater Detention Agreement of record in Inst. No. 20050607-0065120, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 304 Dillehay Ct, 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 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 in 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.

Laura N Cho Date: 12/15/2023

Jay Chun Date: 12/15/2023

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Laura N Cho and Jay Chun, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of December 2023

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027