Karen Johnson Davidson County
Batch# 1085045 DEEDWARR
12/22/2023 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,872.20
20231222-0098733

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $506,000.00.

aprobledo
Affiant

File Number: TN-23-1665

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 20th day of December, 2023.

Notary Public
My Commission Expires: 4.19.2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
An Soon Park and Ji Wook Kim	United Wholesale Mortgage, LLC	182 01 0A 136.00
1531 Sunbeam Drive	585 South Boulevard E	
Antioch, TN 37013	Pontiac, MI 48341	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shantel N. Pratt, AKA Shantel Nicole Pratt a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **An S. Park , a married woman and Ji Wook Kim, an unmarried man, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot No. 84, on the Plan of Phase Three, Sunset Hills, RS-10 Subdivision, Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20130619-0063025, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shantel N. Pratt, a married woman, by Special Warranty Deed from D.R Horton Inc, a Delaware Corporation, recorded October 21, 2014, in instrument No. 20141021-0097079, Register's office of Davidson county, Tennessee.

Being a part of the same premises conveyed to D.R. Horton, Inc., a Delaware Corporation by Warranty Deed from SAF Properties, LLC, a Tennessee limited liability company dated February 20, 2014 and recorded February 21, 2014 in Instrument No. 20140221-0015119, in said Register's Office for Davidson County, Tennessee. Being a part of the same premises conveyed to SAF Properties, a Tennessee General Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated May 15, 2003 and recorded May 23, 2003 in Instrument No. 20030523-0070966, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1531 Sunbeam Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.
Kendrick Lavar Pratt, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

WITNESS my hand this 20th day of December, 2023.

Shantel Nicole Pratt
Shantel N. Pratt

Kendrick Lavar Pratt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shantel N. Pratt and Kendrick Lavar Pratt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 20th day of December, 2023.

TREESE EPPERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public at Large
My Commission Expires: 6-20-2022

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 12 20 2023.

Affiant Signature

12-21-2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21 day of December, 2023.

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

Notary Public

My Commission Expires: 4-19-2027

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