WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093121 DEEDWARR
01/24/2024 07:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20240124-0004453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Jan, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

MST 2023-1431

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwang Min Choi	New Owner	141-06-0D-169.00-CO
(NAME)	(NAME)	
3435 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-2394		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jason C. Fishpaw and Brittany Hannah n/k/a Brittany Fishpaw, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kwang Min Choi, a single man,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 169 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Jason C. Fishpaw, an unmarried man and Brittany Hannah, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from Sean K. Bedingfield and Shayna K. Bedingfield, married to each other of record in Instrument No. 20200806-0087485 Register's Office for Davidson County, Tennessee, dated August 05, 2020 and recorded on August 06, 2020.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for

taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee. All matters shown on the Boundary Plan of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Riverbridge Homeowners Association, of record in Instrument Number 20030205-0016032, as amended in Instrument No. 20050520-0056889, Register's Office for Davidson County, Tennessee. Charter for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020986, Register's Office for Davidson County, Tennessee. By-Laws for The Townhomes of Riverbridge Homeowners Association, Inc., of record in Instrument No. 20030218-0020987, Register's Office for Davidson County, Tennessee. Quitclaim Deed to The Townhomes of Riverbridge Homeowners Association, Inc., in of record in Instrument No. 20030303-0027398, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Riverbridge of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20100330-0023630 and Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee. Charter of Riverbridge Homeowners Association, Inc of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee. By-Laws of Riverbridge Homeowners Association, Inc. of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for Davidson County, Tennessee. Right of Way for N C & St. L Railway of record in Book 1298, Page 244, Register's Office for Davidson County, Tennessee.

This property, known as 3435 Harpeth Springs Drive, Nashville, TN 37221-2394
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my/our hand(s) this 22 DAY OF JANUARY, 2024.

Jason C. Fishpaw

Brittany Hannah n/k/a Brittany Fishpaw

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jason C. Fishpaw and Brittany Hannah n/k/a Brittany Fishpaw, 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 and official seal at office, this 22 day of January, 2024.

Notary Public

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Jan 22, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Jan 22, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22 day of Jan, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026