Tax Liability & Owner:
Brenda Hale
1370 Florence Avenue
Madison, Tennessee 37115

This instrument prepared by:
Shawn C. Trail, Attorney P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map 042, Group 08, Parcel 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN YOON f/k/a JEONG SIK YUN and wife, SUSIE YOON f/k/a MYUNG WHA YUN, have bargained and sold and by these presents do hereby transfer and convey unto BRENDA HALE, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 54A, Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60 Heritage Place, of record in Plat Book 5200, Page 628, as amended in Plat Book 6250, Page 632, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> And being the same property conveyed to Sung E Yul Kim, Jeong Sik Yun s/p/a John Yoon and wife, Myung Wha Yun s/p/a Susie Yoon by Warranty Deed from Samuel R. Pierce, Jr., dated December 21, 1988 and recorded on December 22, 1988 in Deed Book 7735, Page 273, Register's Office of Davidson County, Tennessee. See also Quitclaim Deed from Sung E Yul Kim, Jeong Sik Yun and wife, Myung Wha Yun to Jeong Sik Yun s/p/a John Yoon and wife, Myung Wha Yun s/p/a Susie Yoon, dated February 12, 1991 and recorded on February 12, 1991 at 3:40 P.M. in Deed Book 8291, Page 542, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BRENDA HALE, her heirs and assigns, forever.

AND WE DO COVENANT with BRENDA HALE, 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.

Karen Johnson Davidson County
Batch# 1096674 DEEDWARR
02/01/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20240201-0007057

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title of said land to BRENDA HALE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 1st day of February, 2024.

John Yoon

Susie Yoon

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOHN YOON and wife, SUSIE YOON, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of February, 2024.

SHAWN TRENT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Brenda Hale
AFFIANT

Sworn to and subscribed before me this 1st day of February, 2024.

SHAWN TRENT STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My commission Expires: November 15, 2025

I, Shawn C. Trail, do hereby make oath that I am a licensed attorney and/or the custodian of the certified copy of original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the certified copy of the original document executed and authenticated according to law on February 1, 2024.

02-01-24
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 1st day of February, 2024.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN F SMARTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE
MY COMMISSION EXPIRES NOVEMBER 15, 2025