This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22125-RR

Karen Johnson Davidson County
Batch# 1100596 DEEDWARR
02/13/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240213-0009987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2024.

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert M. Glenn and Brennan J. Johnson 7290 Autumn Crossing Way Brentwood, TN 37027	Guaranteed Rate, Inc 3940 North Ravenswood Avenue Chicago, IL, 60613	181-10-0B-025.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sinae L. Chang, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert M. Glenn and Brennan J. Johnson, husband and wife,** hereinafter called the Grantee(s), his/her/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 42, on the plan of Centex at Concord, Phase 1, of record in Instrument No. 20051011-0122364, now referred to as The Hills at Concord Place by Owner's Certificate of record in Instrument No. 20060317-0030953, Register's Office, for said country, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jung Hyun Lee, a married man by Warranty Deed from Charles Zieman and Sharon Zieman, husband and wife of record in Instrument No. 20080318-0027221 Register's Office for Davidson County, Tennessee, dated March 13, 2008 and recorded on March 18, 2008.

Being the same property conveyed to Sinae L. Chang, a married person by Quitclaim Deed from Jung Hyun Lee, a married man, joined in Execution by his spouse, Yon S. Lee of record in Instrument No. 20220323-0033673 Register's Office for Davidson County, Tennessee, dated March 03, 2022 and recorded on March 23,2022.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **7290 Autumn Crossing Way, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of February, 2024.

GRANTOR:

Sinae L. Chang

Sinae L. Chang

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sinae L. Chang, the within named bargainor(s), ~~with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this VH 5 6th day of February, 2024.

Viorica M

Notary Public
My Commission expires: 08/04/2026

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

CERTIFICATE OF AUTHENTICITY

I, Catherine France, do hereby make oath that I am a licensed attorney and/or 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 Feb. 6, 2024.

Affiant
Date: February 13, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13 day of February 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY