Karen Johnson Davidson County
Batch# 1109473 DEEDWARR
03/11/2024 09:41:30 AM 5 pgs
Fees: $28.00 Taxes: $3,866.50
20240311-0016578

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,045,000.00.

Dana M. Kim
Affiant

Subscribed and sworn to before me, this 8th day of March, 2024.

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
Dana M. Kim
3502 B Wrenwood Drive
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number:
104-01-4G-002.00-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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE,** A Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does

transfer and convey unto **DANA M. KIM**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit B on the plan of 3502 Wrenwood Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 3502 Wrenwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211116-0152751, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a portion of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from Charles Karl Kinzer and spouse, Rita Marie Kinzer, of record in Instrument No. 20211116-0152750, dated November 3, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

4. Rights and claims of parties in possession.

5. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

6. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry by person(s) in possession thereof.

7. Liens, encumbrances, or claims thereof, which are not shown by the public record.

8. Matters shown on the Plan of record in Plat Book 1130, page 55, Register's Office for Davidson County, Tennessee.

9. Sanitary Sewer Easement of record in Book 1943, page 500, Register's Office for Davidson County, Tennessee..

10. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20211116-0152751, Register's Office for Davidson County, Tennessee..

11. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record as Instrument No. 20231013-0080273, Register's Office for Davidson County, Tennessee ("Declaration"). Grantee assumes and agrees to perform all obligations of Declarant under the Declaration from and after the date hereof, and to indemnify and hold harmless Grantor of and from such performance. Each successive owner of the property herein, upon acquisition of title to the property, will automatically become obligated to perform the obligations of Declarant therein from and after such acquisition of title and will indemnify and hold harmless the original Declarant, and all subsequent owners of the property of and from such performance from and after acquisition of title.

This is improved property known as 3502 B Wrenwood Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature Page to Follow}

202403110016578

WITNESS my hand this 8th day of March, 2024.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Authorized Officer and Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **AUTHORIZED OFFICER AND MANAGING PARTNER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of March, 2024.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of March, 2024.

Affiant Signature

Date 3/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027