Karen Johnson Davidson County
Batch# 1109643 DEEDWARR
03/11/2024 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,251.45
20240311-0016794

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charlotte Weatherington and Casey Weatherington	NEW OWNERS	Parcel ID: 172 03 0A 091.00
(NAME) 800 N Woodstone Ln.	(NAME) 800 N WOODSTONE LN.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Jason Rim, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charlotte Weatherington and Casey Weatherington, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of the Woodlands Phase I Section I of record in Plat Book 6900, Page(s) 498 & 499, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Rim, unmarried from Donald Aaron Gower and wife, Allison Marie Gower, as tenants by the entirety by Warranty Deed dated July 14, 2014 and recorded on July 18, 2014 in Instrument No. 20140718-0063847, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Rim, a married man from Jason Rim, a married man, who acquired title as unmarried, herein joined by his spouse Thao Vuong-Truong by Quitclaim Deed dated December 23, 2017 and recorded on January 17, 2018 in Instrument No. 20180117-0004561, Register's Office for Davidson County, Tennessee.

Thao Rim, spouse of Jason Rim, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 800 N Woodstone Ln., Nashville, TN 37211

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 our hands this 7th day of March, 2024

Jason Rim

Thao Rim

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jason Rim and Thao Rim, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 7, 2024**.

Date

Affiant Signature

March 11, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **11** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)