Karen Johnson Davidson County
Batch# 1116058 DEEDWARR
03/27/2024 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20240327-0021492

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joomahn Kim 516 Garfield Street Nashville, TN 37208	Joomahn Kim 516 Garfield Street Nashville, TN 37208	081 08 4X 009.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina R. Milkowski and Christopher Michael Lemelle, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joomahn Kim, an unmarried man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 516 Garfield Street, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 9, as shown on Declaration of Covenants, Conditions and Restrictions for THE ROW AT 6TH AND GARFIELD, a Horizontal Property Regime with Private Elements of record in Instrument Number 20190114-0003506, Register's Office, Davidson County, Tennessee, to which reference is herein made for a more particular description.

Being the same property conveyed to Christina R. Milkowski, an unmarried woman, by Warranty Deed from Bryan Development Group, LLC, of record in Instrument No. 20210104-0000595, in the Register's Office of Davidson County, Tennessee, dated November 13, 2020, and recorded on January 04, 2021.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20 day of March, 2024.

Christina R. Milkowski

Christopher Lemelle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of March, 2024, before me personally appeared Christina R. Milkowski and Christopher Lemelle to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of March, 2024.

Notary Signature
My commission expires:

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $865,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of March, 20 24

Notary Public
My commission expires: _____

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 20, 2024.

Date

Affiant Signature

3/27/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of March, 2024.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025