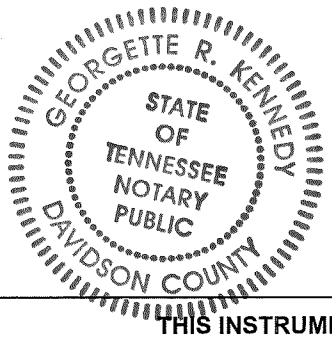
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Morgan Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2024.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Dr, Ste 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Chun	Christopher Chun	081-02-0-170
(NAME)	(NAME)	
2801 Clarksville Pike	20 Tradition Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1116688 DEEDWARR
04/01/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240401-0022002

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Yeongsu Baek and Miyeon Baek, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Christopher Chun, a married man, hereinafter called the GRANTEE(S), his/her/their 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. 2, on the plan of G.W. Ankenbauer Estate, Resubdivision of part of Lot 1, Resubdivision of part of Tract 9 G.W. Ankenbauer Estate, as shown on plat of record in Plat Instrument No. 20181213-0121563, Register's Office for Davidson County, reference to which is hereby made for a more complete description. Further described as follows:

Land situated in the 21st Council District of Davidson County, Tennessee, being a portion of the land conveyed by Special Warranty Deed to Yeongsu Baek and Miyeon Baek, of record in Instrument Number 20070116-0006343, in the Register's Office for Davidson County (R.O.D.C., TN), said portion also being a part of Lot 1 as shown on Re-Subdivision of Part of Tract No. 9-G.W. Ankenbauer Estate, of record in Plat Book 4595, Page 159, R.O.D.C., TN and is more particularly described as follows:

Commencing at a 5/8 inch iron rod found without a cap along the northwesterly margin of Ed Temple Boulevard said rod being the southernmost corner of the aforementioned remaining area within Lot 1, thence North 36 degrees, 52 minutes, 31 seconds East, a distance of 33.28 feet to the point of beginning of the herein described land; thence leaving said margin and along a new line, North 53 degrees, 48 minutes, 05 seconds West, a distance of 48.99 feet to a point; thence North 36 degrees, 50 minutes, 21 seconds East, a distance of 19.90 feet to a point, said point being southwesterly corner of Lot 1 as shown on the Plat showing the Resubdivision of Lot 9 on the Plan of G.W. Ankenbauer Estate, of record in Plat Book 4470, Page 98, R.O.D.C., TN; thence along the lot line, South 53 degrees, 48 minutes, 05 seconds East, a distance of 49.00 feet to a point along the northwesterly margin of Ed Temple Boulevard; thence with said margin, South 36 degrees. 52 minutes, 31 seconds West, a distance of 19.90 feet to the point of beginning of the herein described land, having an area of 974.9 square feet or 0.02 acres of land.

Being part of the same property conveyed to Jayhawk Partners, G.P. by Warranty Deed from Yeongsu Baek and Miyeon Baek, dated 08/17/2018, of record in Instrument 20180828-0085370, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yeongsu Baek and Miyeon Baek, husband and wife by Quitclaim Deed from Jayhawk Partners, G.P., a Tennessee general partnership, dated 11/29/2018, of record in Instrument 20181212-0120982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2801 Clarksville Pike, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of March, 2024.

Yeongsu Baek

Miyeon Baek

State of Tennessee
County of Williamson

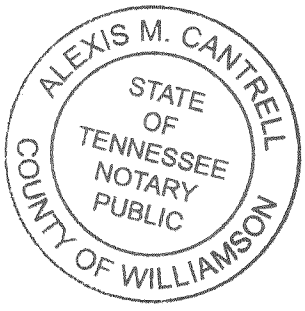
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yeongsu Baek and Miyeon Baek, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2024.

Alexis M. Cantrell

Notary Public:
My Commission Expires: 10/11/2025

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Dr, Ste 360
Brentwood, TN 37027



202404010022002

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 March 29, 2024.

Affiant

Date: 3/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 29th day of March, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY