RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/09/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Karen Johnson
Batch # 1121140
04/10/2024 09:46:03 AM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs

20240410-0025368

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-10096-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PAR
Music City Financial, LLC	**Music City Finanacial, LLC**	161-13-0-008
5609 Hickory Meadow Court	5609 Hickory Meadow Court	
Brentwood, TN 37027	Brentwood, TN 37027	

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,

Bacho Shin, unmarried and Jaekyung Shin unmarried, tenants in common with right of survuviorship

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Music City Financial, LLC, a Texas Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 33-A on the plan of Zone Lot Division, Lot 33, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 655, amending Plat Book 5200, Page 782, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Baeho Shin, unmarried and Jaekyung Shin, unmarried, tenants in common with right of survivorship by Warranty Deed from Jeffrey A. Pitzer and wife, Denise L. Pitzer, dated July 30, 2010 and recorded August 06, 2010, of record in Instrument Number 20100806-0062136, in the Register's Office of Davidson County, Tennessee.

Property Address: 5609 Hickory Meadow Court Brentwood, TN 37027

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5609 Hickory Meadow Court Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 9, 2024.

Baeho Shin by Jaekyung Shin, Attorney-in-fact
Baeho Shin by Jaekyung Shin, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jaekung Shin**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satifactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Baeho Shin for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Baeho Shin, and is authorized by Baeho Shin to execute this instrument on his/her behalf.

Notary Public

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/8/2025

Jaekyung Shin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Jaekung Shin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 9, 2024.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2024-10096-NASH
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027