This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22454-RR

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 1121816 DEEDWARR
04/11/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240411-0025952

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of April, 2024.

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ibrahim Investment Group LLC 1407 Mentelle Drive Franklin, TN 37069	New Owner	173-16-0A-192.00-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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Hyo Gwon Jung, married****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ibrahim Investment Group LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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. 107 on the Final Plat of Hidden Creek, Phase 1, Section 1 Phase 2 and Phase 3, Section 1, as shown on plat of record in Instrument No. 20030213-0020016, and Corrected in Instrument No. 20030331-0042208, 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 Hyo Gwon Jung, unmarried by Warranty deed from Stephen T. Herlihy and wife, Debra Herlihy of record in Instrument No. 20180810-0079252 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 10, 2018.

** Spouse, Nina Jung, joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise

This is improved property located at: **3808 Grant Ridge Lane, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2024.

GRANTOR:

Hyo Gwon Jung

Nina Jung

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hyo Gwon Jung and Nina Jung, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of April, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202404110025952

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 4/10/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date:

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th **day of** April, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

