WARRANTY DEED

Karen Johnson Davidson County
Batch# 1123622 DEEDWARR
04/16/2024 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $912.05
20240416-0027088

W-HF-24-2826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ye Jin Deborah Park	New Owner	
(NAME)	(NAME)	**136-10-0A-047.00-CO**
2826 Lake Forest Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YE JIN DEBORAH PARK, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 62, Unit 62, Condominium Site Plan, Lots 11-14 and 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, page 263, amending Plat Book 5800, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Block, a married man by Warranty Deed from Music City Financial LLC, a Texas Limited Liability Company of record in Instrument No. 20240126-0005624 Register's Office for Davidson County, Tennessee, dated January 26, 2024 and recorded on January 26, 2024. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5800, Page 263 and amended Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6123, Page 176, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5931, Page 645, amended in Book 6106, Page 610; Book 6124, Page 956; Book 6145, Page 435; Book 6123, Page 175; Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5931, Page 677, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Sanitary Sewer of record in Book 5914, Page 508 and Book 5914, Page 467, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area by deed of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.
- Charter of Home Owner's Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2826 Lake Forest Dr., Nashville, Tennessee 37217**.

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), their heirs and 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), 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/our hand(s) this the 12th DAY OF APRIL, 2024.

Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 4/12/2024.

Affiant Signature – Joshua A. Terry

4/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/16/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27