Karen Johnson Davidson County
Batch# 1129576 DEEDWARR
05/01/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240501-0031839



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2024

Notary Public

My Commission Expires: 7/8/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Joon Leo Jeong	NEW OWNER	082-15-0A-092-00 CO
2115 Yeaman Place, Unit 430	2115 YEAMAN PLACE UNIT 430	
Nashville, TN 37206	NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles Allan Lewie, Jr. and Angela Michele Lewie, husband and wife

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

Joon Leo Jeong, **an unmarried man**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 430 and Parking Space 146, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, 20200714-0076798, 20210526-0071635 and 20220823-0095272, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Charles Allan Lewie, Jr. and Angela Michele Lewie, husband and wife, by Warranty Deed from Chase P. Vara, an unmarried man, dated 4/7/2023 and recorded 4/10/2023 in Instrument No. 20230410-0025955; and the same property previously conveyed to Chase P. Vara, an unmarried man, by Warranty Deed from Sarah L. Gabers, a single woman, dated 12/30/2019 and recorded 1/2/2020 in Instrument No. 20200102-0000420, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: all existing easements and all matters contained in Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607,

20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914 and 20161222-0134731, 20200714-0076798, 20210526-0071635 and 20220823-0095272; and as assigned in Instrument No. 20110304-0017580; HOA Charter in Instrument No. 20060626-0076032; Stormwater Detention Agreement in Instrument No. 20050623-0072082; Sanitary Sewer Easements in Instrument No. 20050623-0072133 and 20050623-0072134; Overhead Line Easement in Instrument No. 20070228-0024576; Easement to Comcast in Instrument No. 20130726-0077475; and Utility Easement in Instrument No. 20150130-0008966, Register's Office for Davidson County, Tennessee.

Subject property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents, as defined by statute.

This is improved property known as: 2115 Yeaman Place, Unit 430, Nashville, TN 37206

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 Grantor does covenant with said Grantees that Grantor is 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 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 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/our hand(s) this 30th day of April, 2024.

Charles Allan Lewie, Jr.

Angela Michele Lewie

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

before me personally appeared Charles Allan Lewie, Jr. and Angela Michele Lewie, 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 30th day of April, 2024.

Notary Signature
My commission expires: 1/19/2025

MELODY M. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 April 30, 2024.

Date

Affiant Signature

May 1, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 1 day of May, 20 24.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)