PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1135640
05/16/2024 10:37:55 AM
Fees: $18.00 Taxes: $1,720.50

Davidson County
DEEDWARR
3 pgs

20240516-0036298

Ivey Title, LLC Ref: (DL) Title No.: 63592
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Byeongwoon Song Sunghye Kim 320 Old Hickory Boulevard, #2820 Nashville, TN 37221	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 128120A16800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cody Blackwelder and Grace Blackwelder, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Byeongwoon Song and Sunghye Kim, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit No. 2820, Building No. 7, on the Plan of Section 7, Phase 1D, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 33 to the Master Deed, of record in Instrument No. 20040716-0084977, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete description.

Being the same property conveyed to Cody Blackwelder and Grace Blackwelder, husband and wife, by Warranty Deed from Milton L. Hooper and Crystal Hooper, husband and wife, dated May 9, 2019 and recorded on May 13, 2019, of record in Instrument No. 20190513-0044894, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A" to the Master Deed and By Laws, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20040716-0084977, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to the provisions of the condominium Master Deed of record in Instrument No. 20011011-0110875, supplemented and amended by Instrument No. 33 of record by Amendment No. 20040716-0084977, said Register's Office, which submits said

property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Eagle Ridge at the Reserve Homeowners Association, Inc., of record in Instrument No. 20010112-0003836 and Instrument No. 20010112-0003839, said Register's Office; Declaration of Reciprocal Access and Maintenance Agreement, of record in Instrument No. 20191001-0100109, said Register's Office; and Easement to Comcast of Nashville of record in Instrument No. 20140924-0087653, and Instrument No. 20180611-0055669, said Register's Office.

This is improved property, known as 320 Old Hickory Boulevard, # 2820, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2024.

Cody Blackwelder

Grace Blackwelder

State of Tennessee

County of Davidson

On this 14th day of May, 2024, before me the undersigned authority, personally appeared Cody Blackwelder and Grace Blackwelder, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Sworn and subscribed before me this 14th day of May, 2024.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON