WARRANTY DEED

Karen Johnson
Batch # 1139681
05/28/2024 09:44:48 AM
Fees: $13.00 Taxes: $4,958.00

Davidson County
DEEDWARR
2 pgs

20240528-0039247

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7217-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Taylor Rice Hancock and Nan Stewart Bumpus	NEW OWNER	131-02-0W-003.00-CO
(NAME)	(NAME)	
2010 Overhill Drive #103		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Forty Thousand And No/100 Dollars ($1,340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DANIEL A. ALMINANA AND SEUNG-OH JO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAYLOR RICE HANCOCK, AN UNMARRIED MAN, AND NAN STEWART BUMPUS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, 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 3 of Lot 2, "Whitney Park" Lots 1 & 2, First Revision of Lot 1, Resubdivision of Lots 18-20 in Block 5, Overton Hills, as shown on plat appended to that certain Supplemental Declaration and Amendment to the Covenants, Conditions and Restrictions of Whitney Park filed of record in Instrument No. 20100405-0025311 (See also Certificate of Registered Land Surveyor Correction of Plat recorded at Instrument No. 20100819-0065494), amending the Declaration of Covenants, Conditions and Restrictions for Whitney Park, a Horizontal Property Regime with Private Elements filed in Instrument No. 20070427-0050246, and Supplemental Declaration and Amendment to the Covenants, Conditions and Restrictions of Whitney Park Instrument No. 20080926-0097842 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Daniel A. Alminana and Seung-Oh Jo, husband and wife by Warranty Deed from John Sarkis Chobanian and Juliet Johnston Chobanian, husband and wife of record in Instrument No. 20210914-0123046 Register's Office for Davidson County, Tennessee, dated August 26, 2021 and recorded on September 14, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2010 Overhill Drive #103, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 23rd day of May, 2024.

Daniel A. Alminana

Seung-Oh Jo

STATE OF MICHIGAN

COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel A. Alminana and Seung-Oh Jo, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of May, 2024.

My Commission Expires: October 6, 2024

M. Cummings
Notary Public M. Cummings

M. CUMMINGS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Oct. 06, 2024
Acting in the County of Oakland