This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22730-RR

Karen Johnson Davidson County
Batch# 1144687 DEEDWARR
06/07/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20240607-0042956

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 7th day of June, 2024.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mikyung Bang and Jihun Lee 114 Dry Creek Commons Drive Goodlettsville, TN 37072	United Mortgage Nation, LLC 3923 Blenheim Boulevard Unit 62A & 62B Fairfax, VA 22030	033-04-0D-107-00

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, **Tome Viduka and Jasminka Viduka, husband and wife, and Marina Viduka, an unmarried woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mikyung Bang and Jihun Lee, wife and husband,** 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:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit 107, together with the appurtenant common elements of Dry Creek Commons, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons, of record in Instrument No. 20200529-0055770; as corrected in Instrument No. 20200612-0060166; and further, as amended in Instrument No. 20220222-0019942; and in Instrument No. 20220222-0019943, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as corrected and amended. Reference is hereby made to the site plan of Dry Creek Commons attached as exhibit to said Declaration, as corrected and amended; the Boundary Plat of record in Instrument No. 20210521-0069685, said Register's Office; and the Original Plats of record in Book 2133, page 43; Book 6250, page 206; and in Book 7900, page 899, said Register's Office; for a more complete identification and placement of such Unit.

Being the same property conveyed to Tome Omer Viduka and wife, Jasminka Viduka and Marina Viduka, married, as joint tenants with right of survivorship by Warranty Deed from Tome Omer Viduka, married, dated February 16, 2022, recorded February 22, 2022, of record in Instrument No. 20220222-0019933, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Tome Omer Viduka by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, dated April 13, 2021, recorded April 15, 2021, of record in Instrument No. 20210415-0050212, said Register's Office.

** Marina Viduka was erroneously vested title as a married person. She was in fact unmarried at the time of vesting and remains unmarried.

This is improved property located at: **114 Dry Creek Commons Drive, Goodlettsville, TN 37072**

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 7th day of June, 2024

GRANTOR:

Tome Viduka

Jasminka Viduka

Marina Viduka

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tome Viduka, Jasminka Viduka, and Marina Viduka, 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 7th day of June, 2024.

Notary Public
My Commission expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **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 6/7/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/7/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

