WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

DM-CRE-24-4001A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

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)
Dean Kim and Jennifer L Kim	Same as new owner	
(NAME) **4001 A Woodmont Blvd**	(NAME)	**116-08-4G-001.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **TRINITY ROCK VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEAN KIM AND JENNIFER L KIM, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 4001A on the Plan of 4001 Woodmont Blvd, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for Fourthousandone Woodmont Boulevard, a Horizontal Property Regime with Private Elements, a Planned Unit Development pursuant to T.C.A. 66-27-103(B), of record in Instrument No. 20211214-0165180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Trinity Rock Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Dharmesh Suresh Patel and Paresh Patel and Paresh Suresh Patel and Praveen Patel of record in Instrument No. 20211103-0147325, Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 03, 2021.

This conveyance is subject to:
- Easement Agreement as of record in instrument no. 20240620004635 6, Register's Office for Davidson County, Tennessee.
- Amendment to Delcaration of Covenants, Conditions, and Restrictions for Fourthousandone Woodmont Boulevard of record in instrument no. 202406140044807, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in instrument No. 202406140044714, Register's Office for Davidson County, Tennessee
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Fourthousandone Woodmont Boulevard, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20211214-0165180, Register's Office for Davidson County, Tennessee.
- Charter of Fourthousandone Woodmont Boulevard Homeowners Association, Inc. of record in Instrument Number 20211222-0169273, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Fourthousandone Woodmont Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20211214-0165180, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Instrument Number 20010220-0015334, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains and taps of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4001 A Woodmont Blvd, Nashville, Tennessee 37205**.

Karen Johnson Davidson County
Batch # 1149140 **DEEDWARR**
06/20/2024 11:11 AM 2 pgs
Fees: $13.00 Taxes: $4,806.30

20240620-0046357

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 14th DAY OF JUNE, 2024.

Trinity Rock Ventures, LLC

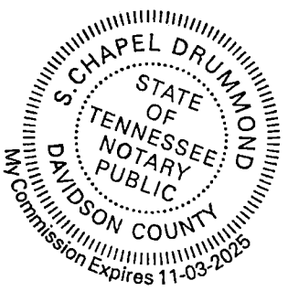
BY:_____
Adam Jefferson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TRINITY ROCK VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of June, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



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