Karen Johnson Davidson County
Batch# 1157416 DEEDWARR
07/12/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240712-0052521

WARRANTY DEED

LAUREN LAMBERTH TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

File No. ML-24-7076

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 8.6.24.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hana	First Horizon Bank	
(NAME)	(NAME)	
3605 Bentfield Drive	12719 Cantrell Road, Ste 200	164-10-0A-176.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jeong Cheol Kim and Kwang Hee Kim, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Hana, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows: Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Village Three, Summerfield of record in Plat at Instrument No. 20001006-0099706, 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 the same property conveyed to Jeong Cheol Kim, a married man by Tennessee Special Warranty Deed from Bank of New York, as Trustee, on Behalf of the Certificate Holders of CWALT, Inc. Alternative Loan Trust 2004-J13 Mortgage Pass-Through Certificates, Series 2004-J13 of record in Instrument No. 20070501-0051615 Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on May 01, 2007. Kwang Hee Kim joins in this conveyance to convey any interest she may have in the subject property as the spouse of Jeong Cheol Kim.

This is property more commonly known as 3605 Bentfield Drive, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 11th day of July, 2024.

Jeong Cheol Kim

Kwang Hee Kim by Jeong Cheol Kim, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2024, before me personally appeared Jeong Cheol Kim, 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 11th day of July, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeong Cheol Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Kwang Hee Kim, and that this instrument was executed on behalf of the said Kwang Hee Kim for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 11th day of July, 2024.

Notary Public

My Commission Expires: May 8, 2028

Andrew Suzore State of Tennessee Notary Public Davidson County

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 11, 2024.

J. Carlton Drumwright

July 11, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 11, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY