Karen Johnson Davidson County
Batch# 1157509 DEEDWARR
07/12/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240712-0052657

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2024

Notary Public

MY COMMISSION EXPIRES: 11.28.26
(AFFIX SEAL)

File No. BC-24-363

STATE OF TENNESSEE NOTARY PUBLIC TISHA L. BALDWIN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jangwi Han and Youngjoo Park	New Owner	
(NAME) 1706 18th Avenue South, #115	(NAME)	104-08-0M-215.00-CO
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **QUINN S. WELLS AND WIFE, EMILY KERIANNE SMITH,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOUNGJOO PARK, A SINGLE WOMAN, AND JANGWI HAN, A SINGLE MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

Being Unit No. 215 in the Glen Condominiums, a horizontal property regime, created under title 66, section 27-101, et. seq., as amended, Tennessee code annotated, and as established by a master deed of the Glen Condominiums, of record in Instrument No. 20070904-0105726, Amended Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, and 20081124-0115172, and Instrument of correction and Amendment of record in Instrument no. 20090224-0016363, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, 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 plan of the Glen Echo Hall Condominiums as set on exhibit "B" to the master deed of record in instrument no. 20070904-0105726, said register's office, for a more complete identification and description of such unit.

Being the same property conveyed to Quinn S. Wells and Sarah K. Purcell, husband and wife by Warranty Deed from The Nashville Glen, LLC, a Tennessee limited liability company of record in Instrument No. 20090629-0060017 Register's Office for Davidson County, Tennessee, dated June 25, 2009 and recorded on June 29, 2009.

Being the same property conveyed to Quinn S. Wells by Quitclaim Deed from Sarah K. Purcell (being the same person as Sarah K. Wells) of record in Instrument No. 20220228-0022275 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on February 28, 2022.

The said Quinn S. Wells and Sarah K. Purcell (being the same person as Sarah K. Wells) having since divorced through Case No. 19D1944, in the Third Circuit Court for Davidson County, Tennessee at Nashville.

This is property more commonly known as 1706 18th Avenue South, #115, Nashville, TN 37212.

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 our hand this 8th day of July 2024.

Quinn S. Wells

Emily Kerianne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July 2024, before me personally appeared Quinn S. Wells and Emily Kerianne Smith, 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, this 8th day of July 2024.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8, 24 (date of document).

Jennifer L. Pennell

July 12, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

