Karen Johnson Davidson County
Batch# 1157512 DEEDWARR
07/12/2024 02:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,772.30
20240712-0052662

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $479,000.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Haein Kang	Haein Kang	104-08-0M-403.00-CO
1706 18th Avenue South #303	1706 18th Avenue South #303	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LANG HONG AND XIU MEI LUO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAEIN KANG, A SINGLE PERSON**, 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:

Land in Davidson County, Tennessee, being Unit 403, along with 2 parking spaces, The Glen Condominiums, as established under Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lang Hong and Xiu Mei Luo by Warranty Deed from Bob J. Wolfe and Linda M. Wolfe of record in Instrument No. 20110810-0061625 Register's Office for Davidson County, Tennessee, dated July 21, 2011 and recorded on August 10, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1706 18th Avenue South #303, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2024.

Lang Hong

Xiu Mei Luo

STATE OF OHIO
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lang Hong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires: Sept. 27, 2025

NOTARIAL SEAL
STATE OF OHIO

GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Xiu Mei Luo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires: _____

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2024.

Lang Hong

Xiu Mei Luo

STATE OF OHIO
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lang Hong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Xiu Mei Luo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

JUAN CAMADER CORRALES
Notary Public - California
Santa Clara County
Commission # 2388379
My Comm. Expires Jan 23, 2026

Notary Public

My Commission Expires: 01.23.2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 28, 2024**.

Affiant Signature

July 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25