Return to: Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22958-AP

Karen Johnson Davidson County
Batch # 1157854 DEEDWARR
07/15/2024 08:58:39 AM 2 pgs
Fees: $13.00 Taxes: $3,848.00
20240715-0052851

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,040,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2024.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Marina Zaky Kareem William 1301 Burton Valley Drive Nashville, TN 37215	First Horizon Bank P.O. Box 0054 Palatine, IL 60055-0054	131-15-0F-002-00

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, **Paul C Lim, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Marina Zaky and Kareem William, 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:

Land in Davidson County, Tennessee, and being Unit No. 1 of Lot 10, Harpeth Acres, Section 5, together with the appurtenant interest in the common elements of Belmont and Burton Townhomes, as established by Declaration appearing of record in Instrument No. 20090326-0027202, Register's Office of Davidson County, Tennessee, said Unit being depicted on the plat attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Paul C. Lim by Warranty Deed from Branson J. Stevens and wife, Kristin C. Stevens, dated April 13, 2015, of record in Instrument No. 20150416-0033957, Register's Office for Davidson County, Tennessee.

Mikyung Kim joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **1301 Burton Valley Road, Nashville, TN 37215**

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 9th day of July, 2024.

GRANTOR:

Paul C. Lim

Mikyung Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul C. Lim and Mikyung Kim, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY