Karen Johnson Davidson County
Batch # 1163336 DEEDWARR
07/29/2024 11:30:35 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20240729-0056982

This Instrument Prepared By:

Name: JULIA J Y K KWAK
Address: 6733 SUGAR HILL DRIVE
NASHVILLE, TN 37211

After Recording Return To:

Name: SUNG HOON KIM
Address: 6733 SUGAR HILL DRIVE
NASHVILLE, TN 37211

Space above this line for recorder's use only

TENNESSEE GENERAL WARRANTY DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTY-FIVE THOUSAND DOLLARS ($550,000) in hand paid to JOHN C KWAK AND JULIA J Y K KWAK, HUSBAND AND WIFE, residing at 6733 SUGAR HILL DRIVE, NASHVILLE, TN 37211 (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to SUNG HOON KIM AND HYUN JUNG KIM, HUSBAND AND WIFE, residing at 6733 SUGAR HILL DRIVE, NASHVILLE, TN 37211 (hereinafter known as the "Grantee(s)") the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 177, on the Plan of Section Four, Sugar Valley, R20 Residential P.U.D., of record in Plat Instrument No. 200005230051444, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John C. Kwak and wife, Julia J Y K Kwak, by Warranty Deed from Sung Eun Choi, married, dated November 30, 2017, of record in Instrument No. 201712050123844, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200005230051444; (2) Covenants, conditions, easements and restrictions of record in Book 11069, Page 14 and Instrument No. 200005230051637; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11262, Page 933, Book

11338, Page 734 and Book 11338, Page 743; (4) Easement of record in Book 11436, Page 750; (5) Dedication of Easement of record in Instrument No. 200104040032941; (6) Dedication of Perpetual Easement for Entrance Wall of record in Instrument No. 200402050014018; (7) Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., of record in Book 11069, Page 6; (8) Quitclaim Deed of record in Instrument No. 201305230052431; (9) By-Laws of Sugar Valley Homeowners' Association, Inc., Article I of record in Book 11069, Page 24; (10) Boundary Plat of record in Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee(s), their heirs and assigns forever.

And said Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), and with their heirs and assigns, that Grantor(s) are lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all Liens and Encumbrances, except as herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that Grantor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Grantee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

JOHN C. KWAK
Grantor's Name

6733 SUGAR HILL DRIVE
Street Address

NASHVILLE, TN 37211
City, State & ZIP

Grantor's Signature

JULIA J Y K KWAK
Grantor's Name

6733 SUGAR HILL DRIVE
Street Address

NASHVILLE, TN 37211
City, State & ZIP

STATE OF TN
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Kwak + Julia J.Y. Kwak whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 05/22/2024 (mm/dd/yyyy).

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public Signature

My Commission Expires: 06/22/2026

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $550,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantor's Signature

JOHN C. KWAK
Affiant/Grantor's Name

STATE OF TENNESSEE.
COUNTY OF Davidson)

Subscribed and sworn to before me this 22nd day of May, 2024.

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tatiana F

Notary Public

My Commission Expires: 08/22/2026

The following information is not a part of this Deed:

Property Address: 6733 SUGAR HILL DRIVE, NASHVILLE, TN 37211

Owner's Name: SUNG HOON KIM AND HYUN JUNG KIM

Owner's Address: 6733 SUGAR HILL DRIVE, NASHVILLE, TN 37211

Parcel Number: 181-01-OA-123.00

Mail Tax Bills to: SUNG HOON KIM, 6733 SUGAR HILL DRIVE, NASHVILLE, TN 37211