WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

Karen Johnson
Batch # 1166783
08/05/2024 03:11:52 PM
Fees: $13.00 Taxes: $3,034.00

20240805-0059632

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $820,000.00

Stephen Thurman
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11840-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Stephen Thurman and Joy Kennedy	Peoples Home Equity	160-16-0B-080.00-CO
6057 Brentwood Chase Drive	3701 Arco Corporate Drive #200	
Brentwood, TN 37027	Charlotte, NC 28273	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Yi Won Kum, Unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Thurman and Joy Beth Kennedy, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 104 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Page (s) 936 through 941 inclusive, 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 Yi W. Kum and Sung K. Kum, husband and wife by Warranty Deed from Theodore Fredric Goldthorpe and Georgeanna Morse Goldthorpe, husband and wife of record in Instrument No. 20170606-0056308 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 06, 2017.

Sung K. Kum, having died on October 21, 2020, his interest in said property vesting in Yi W. Kum as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 6057 Brentwood Chase Drive Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 2, 2024}.

Yi Won Kum

Yi Won Kum

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Yi Won Kum, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 2, 2024.

Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-11840-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-24-6057