WARRANTY DEED

Karen Johnson Davidson County
Batch# 1166927 DEEDWARR
08/06/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,679.80
20240806-0059801

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER L. PENNELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bailie White and Tyler Pegg	Bailie White and Tyler Pegg	161-13-0B-224-00
(NAME)	(NAME)	
224 Brushy Creek Lane	224 Brushy Creek Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Seong M Choe**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bailie White**, an unmarried woman and **Tyler Pegg**, an unmarried man, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), their 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 No. 224 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20040702-0079260, as amended and Restated in Instrument No. 20050204-0013611 and amended on Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, Instrument No. 20070622-0075126, Instrument No. 20121210-0113770, Instrument No. 20210916-0124412, 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 Ann S. Choe, an unmarried woman by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, dated 05/25/2005, of record in Instrument No. 20050531-0060608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seong M. Choe by Quitclaim Deed from Ann S. Choe, dated 04/19/2006, of record in Instrument No. 20060519-0059300, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 224 Brushy Creek Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2354074
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of August, 2024.

Seong M. Choe by Ann S. Choa, Attorney-in-fact

Seong M. Choe by Ann S. Choa, Attorney in Fact

State of Maryland
County of Montgomery

On this 2 day of August, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Ann S. Choa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Seong M. Choe and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument 20240731-0058111, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 2 day of August, 2024.

Notary Public: Anselm Muoneke
My Commission Expires: 03.12.2025

ANSELM MUONEKE
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 12, 2025

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

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 Aug 2, 24 (date of document).

Jennifer L. Pennell

Aug. 5, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of Aug, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

