Karen Johnson Davidson County
Batch# 1167072 DEEDWARR
08/06/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240806-0059994

WARRANTY DEED

File No. ML-24-7251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 1/5/2028
(AFFIX SEAL)

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Madeline Kathryn Hilliard	CMG Mortgage, Inc. dba CMG Home Loans	
(NAME)	(NAME)	
2036 Shaylin Loop	3160 Crow Canyon Road, Suite 400	173-05-0A-068-00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Roman, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Doo Yeob Koo and Young Ae Kim, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeline Kathryn Hilliard, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, 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 all of Unit No. 68 (Sixty Eight) on the plan of Barnes Crossing, Planned Unit Development, as shown on Exhibit "A" to Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480; and amended of record in Instrument No. 20051114-0136938 and Instrument No. 20091227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Doo Yeob Koo and Young Ae Kim, husband and wife by Warranty Deed from David R. Suggs Jr. and Michelle R. Suggs, husband and wife, as tenants by the entireties of record in Instrument No. 20161012-0107895 Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 12, 2016.

This is property more commonly known as 2036 Shaylin Loop, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 5th day of August, 2024.

Doo Yeob Koo

Young Ae Kim

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of August, 2024, before me personally appeared Doo Yeob Koo and Young Ae Kim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2024.

Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Tennessee Certificate of Electronic Document

I, Christina Hunt, 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 correct copy of the original document executed and authenticated according to law on this 5th day of August, 2024.

Settlement Agent:

McMichael & Gray, PC

Signature

8/5/24

Date

State of Tennessee

County of Davidson

Personally appeared before me Emily Reed, a notary public for this county and state, Cristina Hunt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 5th day of August, 2024.

Emily Reed

Notary Public

My Commission Expires: 1/5/2028

(NOTARY SEAL)



All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).