When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-22986-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172402 DEEDWARR
08/21/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,099.75
20240821-0064009

W-EXP-24-04213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Geun Hee Ahn and Young Seop Ahn Samuel Ahn and John Young Ahn	**ASCEND FEDERAL CREDIT UNION**	
(NAME)	(NAME)	
4213 Magnolia Farms Dr.	**1611 N. JACKSON ST**	**086-13-0A-277.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**TULLAHOMA, TN 37388**	
(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 consideration, the receipt of which is hereby acknowledged, **TERRY SAMPSON AND NANCY SAMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEUN HEE AHN AND YOUNG SEOP AHN, WIFE AND HUSBAND AND SAMUEL AHN, UNMARRIED, AND JOHN YOUNG AHN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 277 on the Final Subdivision Plat Magnolia Farms, Phase 3, Section 1, of record in Instrument No. 20201124-0137945, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry Sampson and Nancy Sampson, husband and wife by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company of record in Instrument No. 20211104-0147668 Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 4, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20201124-0137945, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20181212-0120983, as supplemented in Instrument No. 20210128-0012505 and amended in Instrument No. 20210507-0061686, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of common areas to Homeowners Association of record in Instrument Number 20210128-0012511, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number Instrument No. 20180626-0061329, Instrument No. 20181023-0105078 and Instrument No. 20180328-0028892, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20180621-0059898, in the Register's Office for Davidson County, Tennessee.
- All matters of record in Chancery Court Book 2, Page 179, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20210422-0054108, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4213 Magnolia Farms Dr., Hermitage, Tennessee 37076**.

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), their heirs and 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), 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(s) this the 20th DAY OF AUGUST, 2024.

Terry Sampson by Adam Jefferson attorney in fact
Terry Sampson by Adam Jefferson
Attorney in Fact

Nancy Sampson by Adam Jefferson attorney in fact
Nancy Sampson by Adam Jefferson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TERRY SAMPSON AND NANCY SAMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TERRY SAMPSON AND NANCY SAMPSON.

Witness my hand and official seal, this the 20th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/20/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/20/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

