WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

(SEAL)

Karen Johnson
Batch # 1179106
09/09/2024 09:53:50 AM
Fees: $13.00 Taxes: $7,122.50

Davidson County
DEEDWARR
2 pgs

20240909-0069098

File #24-PA-1003-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF September 2024.

Notary Public
MY COMMISSION EXPIRES:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gavin Tarquinio and Lindsay Tarquinio	**New Owner**	
(NAME)	(NAME)	**118 01 0 211.00**
1003 Montrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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,

CHANHAENG RHEE AND HAEIL KWUN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GAVIN TARQUINIO, AND LINDSAY TARQUINIO, husband and wife

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. 139 and the Westerly 4 feet of Lot No. 140 on the Plan of MONTROSE PLACE, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot 139 and the Westerly part of Lot No. 140 front together 54 feet on the Southerly side of Montrose Avenue and extend back 168.7 feet on the Westerly line and 170 feet, more or less, on the Easterly line to a 10 foot alley in the rear measuring 54 feet thereon.

Being the same property conveyed to Chanhaeng Rhee and Haeil Kwun, A Married Couple, by Warranty Deed from Matthew R. Bronleewe and Karin R. Bronleewe, Husband and Wife, of record in Instrument No. 20180215-0015010, in the Register's Office of Davidson County, Tennessee, dated February 14, 2018, and recorded on February 15, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTROSE PLACE, as recorded in Plat Book 57, Page(s) 93.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **CHANHAENG RHEE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240909-0069096 Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **HAEIL KWUN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20240909-0069097 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1003 Montrose Avenue, Nashville, TN 37204.

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 6th day of September, 2024.

Chanhaeng Rhee by Loy Carney, Attorney-In-Fact

Haeil Kwun by Loy Carney, 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, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CHANHAENG RHEE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CHANHAENG RHEE**.

Witness my hand and official seal this **6th** day of **September, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **HAEIL KWUN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **HAEIL KWUN**.

Witness my hand and official seal this **6th** day of **September, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027