WARRANTY DEED

Karen Johnson Davidson County
Batch# 1182454 DEEDWARR
09/17/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240917-0071926

SHUNNA Y CALLICUTT
STATE OF TENNESSEE NOTARY PUBLIC
FAYETTE COUNTY

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2024.

Shunna Y. Callicutt
Notary Public

MY COMMISSION EXPIRES: 03-05-2028

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wright Legacy Homes, LLC	Wright Legacy Homes, LLC	083-13-0-518.00
(NAME) 305 S 10th Street	(NAME) 307 A S. 10th Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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/we Chansopheap On, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Wright Legacy Homes, LLC, hereinafter called the GRANTEE(S), his/her/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 Lot No. 1 on the plan of Shelby Hills, Section Three, as of record in book 3500, page 116, register's office for Davidson county, Tennessee, reference to which is hereby made for a more complete description.

Said lot no. 1 fronts 58.93 feet on the easterly side of south 10th street, and extends back 208.69 feet on the northerly line and 206.914 feet on the southerly line, to an alley in the rear on which it measures 64.71 feet. Being the same property conveyed to Dom On and wife, Soeun Kim by Warranty Deed from James E. Johnson and wife, Rose L. Johnson, dated 07/31/1992, of record in Book 8694, Page 899, Register's Office for Davidson County, Tennessee.

The said Soeun Kim died on March 15, 2019, leaving the said Dom On the sole surviving tenant by the entirety.

Being the same property conveyed to Chansopheap On by Quitclaim Deed from Dom On, dated 07/27/2019, of record in Instrument No. 20190628-0063174, 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 ☒ 305 S 10th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of September, 2024.

Chansopheap On

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chansopheap On, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of September, 2024.

Shunna Y. Callicutt

Notary Public:
My Commission Expires: 03-05-2028

SHUNNA Y CALLICUTT
STATE OF TENNESSEE NOTARY PUBLIC
FAYETTE COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 September 17, 2024.

Affiant

Date: 9/17/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 17th day of September, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY