WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193035 DEEDWARR
10/11/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20241011-0079147

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/21/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Laluci & Vjoltina Laluci	New Owners	
(NAME)	(NAME)	163020C02700CI
1382 Rural Hill Rd #157		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, **Soon Young Kwon and Karen Jazmin Rico Arellano, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrea Laluci and Vjoltina Laluci, married,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 27, Unit 157, together with the appurtenant interest in the common elements of Autumn Ridge Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20060404-0038533; as amended in Instrument No. 2006045063; Instrument No. 20061115-0141803; and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Master Deed of record in Instrument No. 20060419-0045063, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Soon Young Kwoon and Karen Jazmin Rico Arellano, husband and wife, by virtue of that certain Warranty Deed dated June 23, 2022, and being of record at Instrument No. 20220628-0074099 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1382 Rural Hill Rd. #157 Antioch, TN 37013
(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 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 hand this 11th day of October, 2024.

Soon Young Kwon
Karen Jazmin Rico Arellano, by Soon Young Kwon, attorney-in-fact
Karen Jazmin Rico Arellano by Soon Young Kwon, attorney-in-fact

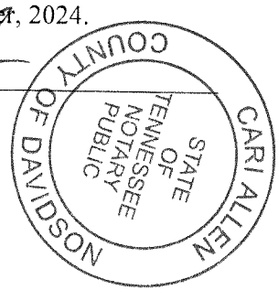
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Soon Young Kwon** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of October, 2024.

Notary Public

My Commission Expires: 1-6-25



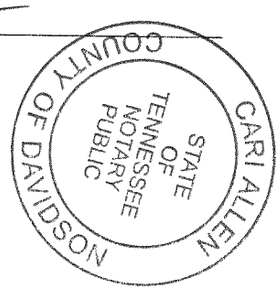
State of Tennessee)
County of Davidson)

On this 11th day of September, 2015, before me personally appeared **Soon Young Kwon**, 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 Karen Jazmin Rico Arellano, and who acknowledged that he executed the same as the free act and deed of Karen Jazmin Rico Arellano.

WITNESS my hand and official seal at office this 11th day of October, 2024.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Mary Beth Hagan, 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 October 11, 2024.

Date

Mary Beth Hagan

Affiant Signature

10-11-2024

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY