WARRANTY DEED

Karen Johnson Davidson County
Batch# 1198379 DEEDWARR
10/25/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20241025-0083146

File #24-TC-0306-ONW

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES:

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)
Erin Sujeong Hong	**NEW OWNER**	
(NAME)	(NAME)	**118-06-0D-065-00**
306 Artisan Lane		
(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,

JACQUELYN MARUSHKA, AN UNMARRIED WOMAN,

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

ERIN SUJEONG HONG, A SINGLE WOMAN,

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 Unit No. 65, GALE PARK SINGLE-FAMILY HOMES, A CONDOMINIUM, as Described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacquelyn Marushka, an unmarried woman, by Warranty Deed from Kathryn A. Ludington, an unmarried woman, of record in Instrument No. 20140911-0083205, in the Register's Office of Davidson County, Tennessee, dated August 25, 2014 and recorded on September 11, 2014.

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 RESUBDIVISION OF LOTS 4 AND 5, MELROSE SHOPPING CENTER, as recorded in Instrument No. 20041105-0133682.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GALE PARK, as recorded in Instrument No. 20110208-0011108.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110224-0015350, as amended in Instrument No. 20110311-0019706, Instrument No. 20120508-0039772, Instrument No. 20120921-0086161, Instrument No. 20130306-0022200 and Instrument No. 20131230-0130919.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110224-0015356, as amended in Instrument No. 20110311-0019705 and Scrivener's Affidavit recorded in Instrument No. 20110531-0041215, further amended in Instrument No. 20120508-0039773, Instrument No. 20120921-0086162, Instrument No. 20130306-0022201 and Instrument No. 20200327-0033394.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10184, Page 201, as corrected in Book 10184, Page 657 and Book 10184, Page 857.
* Easement recorded in Book 3401, Page 167; Book 4057, Page 234 and Book 9237, Page 452, as amended in Instrument No. 20000317-0027643.
* Easement for Reserve and Restrictions, recorded in Book 9237, Page 495.
* Easement for Sanitary Sewer and Water Mains, recorded in Book 10131, Page 935 and Book 10131, Page 939.
* Easement for Slope and Grading, recorded in Instrument No. 20041108-0134230.

* Drainage, Detention, Access Road, and Sign Agreement as set forth in instrument recorded in Book 9237, Page 382.
* Site Development Agreement as set forth in instrument recorded in Book 9237, Page 425.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20100810-0063194.
* Lease Agreement recorded in Book 2784, Page 394, as amended in Book 5081, Page 499.
* Memorandum of Lease recorded in Book 8246, Page 227.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **306 Artisan Lane, 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 ~~30th~~ 3rd ac day of October, 2024.

Jacquelyn Marushka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~30th~~ 3rd ac day of October, 2024, before me personally appeared Jacquelyn Marushka, 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 ~~30th~~ 3rd ac day of October, 2024.

Notary Signature
My commission expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of October, 2024.

Affiant Signature
Date 10/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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