Karen Johnson Davidson County
Batch# 1199562 DEEDWARR
10/31/2024 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241031-0084454

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948954**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Diana Carpenter Affiant Subscribed and sworn to before me, this 22nd day of October, 2024. Notary Public My Commission Expires: 5.14.25

CATHERINE FRANCO NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Dynaro Leng and Sorphoan Chhim 860 Bloomdale Trace Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 086-12-0C-059.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam Jeffrey Korsvik and Alyssa Hansen Korsvik, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dynaro Leng and Sorphoan Chhim, joint tenants**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Section Five Tulip Grove Pointe, of record in Instrument No. 20180518-0047996, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM JEFFREY KORSVIK AND ALYSSA HANSEN KORSVIK, HUSBAND AND WIFE, by deed from WRIGHT FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190506-0042032 , dated May 1, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 086-12-0C-059.00 CO.

Matters shown on the Plan of record in Instrument No. 20180518-0047996, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060627-0076734, amended in Instrument No. 20110831-0067559, Instrument No. 20150928-0098458, Instrument No. 20180131-0009976, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20031106-0162953, said Register's Office.

This is improved property located at 860 Bloomdale Trace Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2024.

Adam Jeffrey Korsvik

Alyssa Hansen Korsvik

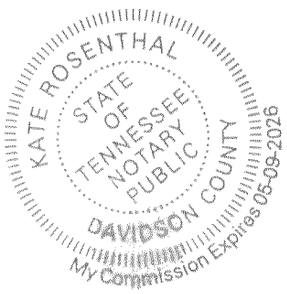
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Jeffrey Korsvik and Alyssa Hansen Korsvik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of October, 2024.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, 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 Oct. 22, 2024.

Affiant
Date: October 30, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30th day of October 2024

Notary Public

My Commission Expires: 7/19/25

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY