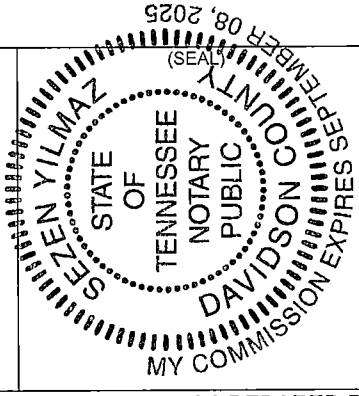
Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

# WARRANTY DEED

(SEAL)




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,780,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November, 2024

Notary Public
MY COMMISSIC

File #24-TC-3420A-P

Karen Johnson
Batch # 1206887
11/20/2024 09 44 47 AM
Fees $13 00 Taxes $6,586 00

Davidson County
DEEDWARR
2 pgs

20241120-0090149

**THIS INSTRUMENT WAS PREPARED BY AND RETUR**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | |
|---|---|---|
| **The Harlan Family Trust dated August 21, 2018** | | |
| (NAME) | (NAME) NEW OWNER | **117 07 4D 001 00** |
| **3420 A benham Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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,

**STEPHEN J. KIM, UNMARRIED AND DANA M KIM, UNMARRIED,**

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

**THE HARLAN FAMILY TRUST DATED AUGUST 21, 2018,**

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A, of HOMES AT 3420 BENHAM AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 3420 BENHAM AVENUE, a Horizontal Property Regime with Private Elements, of record in Instrument No 20160505-0044295, as amended at Instrument No 20160816-0085508, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

Being the same property conveyed to Stephen J Kim and Dana M Kim, husband and wife, by Warranty Deed from Pantheon Development, LLC, of record in Instrument No 20180601-0052444, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018 Stephen J Kim and Dana M Kim have since divorced, see Docket No 21D-1144, in the Third Circuit Court for Davidson County, Tennessee at Nashville

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 The North Part of Noel's Subdivision of Watkins Grove, as recorded in Plat Book 547, Page 156
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20160505-0044295, as amended in Instrument No 20160816-0085508
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1450, Page 448
* Easement for Dedication of Sanitary Sewers and/or Storm Drainage, recorded in Book 4076, Page 534
* Easement for Access and Maintenance, recorded in Instrument Nos 20180109-0002829 and 20180109-0002830
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **3420A Benham Avenue, Nashville, TN 37215**

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 19th day of November, 2024

Stephen J Kim

Dana M Kim

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2024, before me personally appeared Stephen J Kim, 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 19th day of November, 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

On this 19th day of November, 2024, before me personally appeared Dana M Kim, 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 19th day of November, 2024

Notary Signature
My commission expires

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