This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1217798 DEEDWARR
12/18/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20241218-0098359

L&L#9853-127

ADDRESS NEW OWNER:
Hyun Kil Kim
1428 Wexford Downs Lane
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Parcel ID:
172-14-0B-127.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda J. Morrell, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Hyun Kil Kim and Do Hee Lim, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Being Lot No. 127 on the plan of Winfield Park Phase 2, Section 1, P.U.D. of record in Instrument No. 20000804-0077802 and amended in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to James R. Morrell and wife, Brenda J. Morrell, by deed dated April 30, 2003 from Hallmark Homes, Inc., a TN corporation, recorded June 4, 2003, and of record in Instrument Number 20030604-0076722, Register's Office for Davidson County, Tennessee. James R. Morrell died on November 23, 2023, leaving Brenda J. Morrell as surviving tenant by the entirety.

This is improved property known as 1428 Wexford Downs Lane, Nashville, TN 37211. Possession is to be given on December 18, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 13 day of December 2024.

Brenda J. Morrell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brenda J. Morrell, a widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of December 2024.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-24

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$820,000.00**.

AFFIANT

Subscribed and sworn to before me on this 18 day of December 2024.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 12/13/24.

John M. Lee, Attorney

Date: 12/13/24

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 13 day of December 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

