This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23630-RR

Karen Johnson Davidson County
Batch# 1219967 DEEDWARR
12/26/2024 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20241226-0099760

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $328,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2024.

Notary Public
My Commission Expires: 04-26-2025

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jesse Alan Roebuck, Jr 185 Nashboro Greens Court Nashville, TN 37217	New Owner	135 11 0C 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Samuel Young Ahn, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jesse Alan Roebuck, Jr., an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 222, Horizontal Property Regime Private Element Plat, NASHBORO VILLAGE - TRACT 18, PHASE TWO, as shown on plat of record in Plat Book 9700, Page 968, amended at Instrument No. 20010423-0039877, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samuel Young Ahn, a single man, by Quitclaim Deed from Geun Hee Ahn, a married woman, of record in Instrument No. 20170214-0015304, in the Register's Office of Davidson County, Tennessee, dated February 07, 2017, and recorded on February 14, 2017.

Being the same property conveyed to Samuel Y. Ahn, a single man and Geun Hee Ahn, married, by Warranty Deed from Yanika C. Smith-Bartley and Brian C. Bartley, Wife and Husband, of record in Instrument No. 20160421-0038940, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016, and recorded on April 21, 2016.

This is improved mproved property located at: **185 Nashboro Greens Court, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of December, 2024.

GRANTOR:

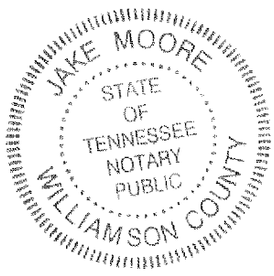
Samuel Young Ahn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samuel Young Ahn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2024.

Notary Public
My Commission expires: 9-21-26



Certificate of Authenticity

I, Ryan Lux, 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 **12/20/2024**.

Date

Affiant Signature

12/20/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **20th** day of **December**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY