398

Karen Johnson Batch # 1220914 12/27/2024 12 41 03 PM Fees $13 00 Taxes $1,393 05 20241227-0100529	Davidson County DEEDWARR 2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $376,500 00

Affiant

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

Notary Public

My Commission Expires: 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills to:	Map-Parcel No (s)·
Myung Kyung Kang	MIG	131-06-0G-110 00
110 Ashlawn Court	8320 East Walker Springs Ln Ste 200	
Nashville, TN 37215	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Alford Family, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myung Kyung Kang, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

LAND in Davidson County, Tennessee, described as follows, to-wit

Unit No 110 of Burton Hills, Village of Ashlawn, a Condominium, created under Title 66, Chapter 27, Sections 101, at seq , as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, a Condominium, as set forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit

BEING the same property conveyed to Alford Family, LLC by Quitclaim Deed from Robert H Alford and wife, Marceleen R Alford, dated 12/1/2006 and recorded 12/14/2006 in Instrument No. 20061214-0154444, and being the same property previously conveyed to Robert H and wife, Marceleen R Alford by Quitclaim Deed from Orlean Henderson Alford, unmarried, dated 8/1/2003 and recorded 8/1/2003 in Instrument No. 20030801-0109222, and being the same property previously conveyed to Orlean Alford, a widow, by Warranty Deed from Andrew H Alford and wife, Tara G Vafides Alford, dated 11/25/1998 and recorded 11/30/1998 in Book 11225, Page 305, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6778, Page 536, Book 6911, Page 120, and Instrument Number 20031219-0181028, Charter of Burton Hills Village of Ashlawn Council, Inc of record in Book 7154, Page 239, Charter of Burton Hills Homeowner's Association, Inc of record in Book 6517, Page 505, amended in Book 6921, Page 216, Charter of Burton Hills Recreational Association, Inc of record in Book 6517, Page 511, amended in Book 6921, Page 214, Charter of Burton Hills Estate Association, Inc of record in Book 6665, Page 1, amended in Book 6921, Master Deed and By-Laws of record in Book 7076, Page 696, amended in Book 7308, Page 859, Restrictive Covenants of record in Book 6326, Page 588, Sanitary Sewer and/or Storm Drainage Easements to Metropolitan Government of Nashville and Davidson County of record in Book 3702, Page 250 and Book 4298, Page 491, Agreements of record in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Easement to Comcast of Nashville I, LLC in Instrument Number 20140902-0079895, All matters shown on Boundary Plats of record in Book 6250, Page 649, Book 6250, Page 978 and Book 6900, Page 304, Register's Office for Davidson County, Tennessee

This is improved property known as 110 Ashlawn Court, 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 Grantees, their heirs and assigns, forever, and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out, and I/we do further covenant and bind myself/ourselves, my/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 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 20th day of December, 2024

Alford Family, LLC, a Tennessee Limited Liability Company

By: Marceleen R. Alford, Chief Manager

Marceleen R Alford, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Marceleen R Alford, Chief Manager of Alford Family, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Alford Family, LLC, the within named bargainor, a Limited Liability Company, and that such Marceleen R Alford, Chief Manager of Alford Family, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of December, 2024

Notary Signature

My commission expires 8/19/24

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford