Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17495

Karen Johnson
Batch # 1226512
01/15/2025 08:50:10 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20250115-0003092

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-27262-24

WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January 2025

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Ann Taranto 7714 Porter House Drive Nashville, TN 37211	Cadence Bank 2718 W Jackson St Tupelo MS 38801	173-09-0A-158-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($340,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **EUN JOO JEON, UNMARRIED AND HEEJUNG KIM, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, (PLEASE SEE ** BELOW) hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAURA TARANTO, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Revision Two, Section Two, Lenox Village, of record as Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eunjoo Jeon, unmarried, by deed from NVR, Inc., t/a Ryan Homes, a Virginia corporation, of record as Instrument No. 20031124-0170671, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eunjoo Jeon, unmarried and Hee Jung Kim, unmarried, Joint Tenants with Right of Survivorship, from Eunjoo Jeon, unmarried, by Quit Claim Deed dated 10/5/2004 and recorded 10/6/2004, in Instrument No. 20041006-0120757, said Register's Office.

**Both deeds from 2003 and 2004 had the seller's name spelled incorrectly. The correct spelling is Eun Joo Jeon and Heejung Kim. For these purposes, Eunjoo Jeon and Eun Joo Jeon are one and the same person and Hee Jung Kim and Heejung Kim are one and the same person.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __XX__ improved property, known as: 7714 Porter House Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of January, 2025

GRANTOR(S)

Eun Joo Jeon by [signature], her attorney in fact
Eun Joo Jeon by Jung Hyun Kim, her Attorney-In-Fact

Heejung Kim by [signature], her attorney in fact
Heejung Kim by Jung Hyun Kim, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 13th day of January, 2025, before me personally appeared Jung Hyun Kim, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eun Joo Jeon and Heejung Kim as per a Power of Attorney recorded in Instrument No. _____, acknowledged that such person executed the same as the free act and deed of Eun Joo Jeon and Heejung Kim.

WITNESS my hand and seal, this the 13th day of January, 2025.

[signature]
Notary Public

Tisha C Baldwin
Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY