Karen Johnson Davidson County
Batch# 1227921 DEEDWARR
01/17/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20250117-0003994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Hannah Grace Johnson
Affiant

Subscribed and sworn to before me, this 17TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Hannah Grace Johnson, an unmarried woman	SAME AS NEW OWNER (NAME)	
312 53rd Ave N (ADDRESS)	(ADDRESS)	091-15-0-119.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Suh and Karri Ann Suh, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hannah Grace Johnson, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421 page 18, said Registers Office, to which plan reference is hereby made for a more complete and accurate

Beginning at a point in the east margin of 53rd Avenue North as the southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing south along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to James Suh, an unmarried man by Warranty Deed from Emily S. Bartlett, a single woman dated March 19, 2020 and recorded March 20, 2020 in Instrument No. 20200320-0030935, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Suh and Karri Ann Suh, husband and wife, as tenants by the entirety by Quitclaim Deed from James Suh, a married man who acquired title as an unmarried man, dated March 19, 2021 and recorded March 26, 2021 in Instrument No. 20210326-0040321, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 312 53rd Ave N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 9th day of January, 2025.

WARRANTY DEED
(Continued)

James Suh

Karri Ann Suh

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Suh and Karri Ann Suh, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of January, 2025.

Notary Public

My Commission Expires: 1/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 the 9TH day of JANUARY, ~~2024.~~ 2025 (RLW)

Date: 1-17-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 17TH day of JANUARY, ~~2024.~~ 2025 (TCR)

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY