When Recorded Return to
Midtown Title, LLC
600A Frazier Dr. Ste 1?
Franklin, TN 37064

File# 1-23757-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232586 DEEDWARR
01/31/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20250131-0007473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. AP-25-8607

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hyee Sun Chun	Provident Funding Associates, LP	
(NAME) 228 Windmill Trail	(NAME) 7 Parkway Center Drive South, 220	086-12-0A-099.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Pittsburgh, PA 15220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christian Nicole Klein and Allen Griffith Wilson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hyee Sun Chun, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 99 on the Plan of Section Three Tulip Grove Pointe of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christian Nicole Klein and Allen Griffith Wilson, wife and husband by Warranty Deed from Heather Elizabeth Dameron and Dale Andrew Dameron, tenants in common with right of Surviorship of record in Instrument No. 20210608-0076418 Register's Office for Davidson County, Tennessee, dated May 27, 2021 and recorded on June 8, 2021.

This is property more commonly known as 228 Windmill Trail, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 30th day of January, 2025.

Christian Nicole Klein

Allen Griffith Wilson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (ML)

On this 30th day of January, 2025, before me personally appeared Christian Nicole Klein and Allen Griffith Wilson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of January, 2025.

Notary Signature
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/30/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 1/31/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January 2025

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

