THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-16674-BW

Karen Johnson
Batch # 1254750
04/01/2025 10 58 46 AM
Fees $13 00 Taxes $2,497 50

20250401-0024565

Davidson County
DEEDWARR
2 pgs

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES 7/3/28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andrew Kim		
1004 Russell St #4	New Owner	083-09-0E-009 00-CO
Nashville, TN 37206		
(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, WE, **Ryan P. Davis, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Kim, a married man**

HEREINAFTER CALLED THE GRANTEES, 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 No 9, Farrow Townhomes, as shown on in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No 20140211-0012045, as amended by Amendment No. 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No 20140212-0012589, 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 Ryan Davis, a married man by Warranty Deed from Timothy Moore, an unmarried man, and Erin Moore, an unmarried woman of record in Instrument No 20221216-0130239 Register's Office for Davidson County, Tennessee, dated December 15, 2022 and recorded on December 16, 2022

Subject property was never a marital residence and as such is not subject to any homestead, dower, or other marital interest

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1004 Russell St #4, Nashville, TN 37206**

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 our hands this the 31 day of March, 2025.

Ryan P Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan P. Davis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31 day of March, 2025.

My Commission expires. 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY