This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-5652-RD

Karen Johnson Davidson County
Batch# 1258013 DEEDWARR
04/11/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250411-0027349

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9th day of April, 2025.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dae Sung Bae and Lindsay Bae 6509 Sunnywood Drive Nashville, TN 37211	Lindsay Bae 6509 Sunnywood Drive Nashville, TN 37211	181 01 0B 234.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Joseph Samuel Waterman and Mallory Moody Waterman, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Dae Sung Bae, married and Lindsay Bae, unmarried, tenants in common with right of survivorship** (individually and collectively, "Grantee"), 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. 100, on the Plan of PHASE FOUR, ADDITION TO SUGAR VALLEY, RS10 CLUSTER LOT SUBDIVISION, of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said property.

Being the same property conveyed to Joseph Samuel Waterman and Mallory Moody Waterman, husband and wife, by Warranty Deed from Joseph Macca and Crescenza Macca, husband and wife, and Giombattista John Macca, an unmarried man, of record in Instrument No. 20201119-0136460, in the Register's Office of Davidson County, Tennessee, dated November 12, 2020 and recorded on November 19, 2020.

This is improved property located at: **6509 Sunnywood Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2025

.

GRANTOR:

Joseph Samuel Waterman

Mallory Moody Waterman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Samuel Waterman and Mallory Moody Waterman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of April, 2025.

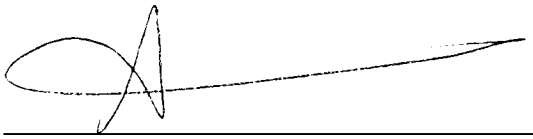
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202504110027349

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 4/9/2025.



Affiant Signature

4/9/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4/9/2025.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal