THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350336**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $323,000.00. April Bennett Affiant Subscribed and sworn to before me, this 8th day of April 2025. Dana Delworth Notary Public My Commission Expires. 05/08/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/08/2028

Karen Johnson Davidson County
Batch # 1258105 DEEDWARR
04/11/2025 02 43 14 PM 2 pgs
Fees $13 00 Taxes $1,195 10
20250411-0027470

WARRANTY DEED

Address New Owner: Bo Kyoung Choi and Ji Eun Lee 9219 Concord Rd Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092 16 0C 107.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Noah Jarod Dunlap, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bo Kyoung Choi and spouse, Ji Eun Lee,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 107 as specified on the Plat shown in the Master Deed, on the Plan of 807 EIGHTEENTH AVENUE Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 807 Eighteenth Avenue Condominiums, of record in Instrument No. 20041214-0148798, amended in Instrument No. 20041216-0149823, in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, and further amended in Instrument No. 20051123-0142078 and in Instrument No. 20070509-0055940, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 807 Eighteenth Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Instrument No. 20050504-0050222, re-recorded in Instrument No. 20060109-0003220, said Register's Office, for a more complete identification and description of such Unit.

Parking Space No. 22 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Registers Office for Davidson County, Tennessee. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Noah Jarod Dunlap, Unmarried Man, by Warranty Deed from Kenneth J. Abdo and Karen A. Abdo, Husband and Wife, of record in Instrument No. 20210426-0054912, in the Register's Office of Davidson County, Tennessee, dated April 23, 2021, and recorded on April 26, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20210707-0091377, Register's Office of Davidson County, Tennessee.

Hanna McClain joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Noah Jarod Dunlap.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 807 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20041214-0148798 as amended in Instrument No. 20041216-0149823; Instrument No. 20050504- 0050222 and re-recorded in Instrument No. 20060109-0003220; Instrument No. 20051123-0142078 and Instrument No. 20070509-0055940; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Boundary Line Settlement, recorded in Instrument No. 20050420-0044082.

Easement recorded in Instrument No. 20190628-0062917.

Charter for 807 Eighteenth Homeowners Association, Inc. recorded as Instrument No. 20041130-0142097.

Resolution of Board of Directors recorded as Instrument No. 20080314-0026174.

This is improved property located at 807 18th Ave, 107 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of April, 2025.

Noah Jarod Dunlap

Hanna McClain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Noah Jarod Dunlap and Hanna McClain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov 22, 2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: E-ELAM-25-807-107