Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510124

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $565,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale

Affiant

Sworn to and subscribed before me this 14 day of April, 2025

Notary Public
My Commission Expires

Karen Johnson
Batch # 1260135
04/15/2025 10 27 37 AM
Davidson County
DEEDWARR
2 pgs
Fees $13 00 Taxes $2,090 50

20250415-0028551

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

WARRANTY DEED

THIS INDENTURE, made this 14th day of April, 2025, among:

J.B. LEE AND MINSU M. LEE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JENNA M. LOVE, UNMARRIED, AND JOHN M. LOVE AND JULIE LOVE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVIRSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section Three, Merritt Downs, of record in Instrument No. 20040629-0076758, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J.B. Lee and Minsu M. Lee, husband and wife by deed from Beazer Homes Corp., a Tennessee corporation, dated June 29, 2005, of record in Instrument No. 20050708-0078978, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 1808 Woodland Farms Court, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

J.B. Lee

Minsu M. Lee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **J.B. Lee and Minsu M. Lee**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2025.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name. Jenna M, John M & Julie Love
Address. 1808 Woodland Farms Ct
City, State, Zip: Old Hickory, TN 37138

Responsible Party For Taxes:

Name New Owner
Address: _____
City, State, Zip: _____

Tax ID: 064-08A-100.00