Karen Johnson Davidson County
Batch# 1268999 DEEDWARR
05/05/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20250505-0034900

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. AP-25-9421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-22-2025

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
Delaney Ramsdell, Jared Johnson, and Greta Ramsdell	New owner	
(NAME)	(NAME)	083-02-0-256.00
413 Scott Avenue		
(ADDRESS)	(ADDRESS)	
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, I/we, **Michael Cho and Bohyun Yim, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Delaney Ramsdell, an unmarried woman, Jared Johnson, an unmarried man, and Greta Ramsdell, a married woman,** joint tenants with the right of survivorship, 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 part of Lots Nos. 1 and 2 on the unrecorded plan of a re-subdivision of Lots No. 16 and 17 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot fronts 45 feet on the Westerly margin of Scott Avenue and extends back between parallel lines 155 feet to a dead line which measures 45 feet.

Being the same property conveyed to Michael Cho and Bohyun Yim, husband and wife by Warranty Deed from Jacob B. Winger, an unmarried man of record in Instrument No. 20201124-0138123 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 24, 2020 and Affidavit of Scriveners error recorded in Instrument No. 20201210-0144071 and Instrument No. 20230413-0027267.

This is property more commonly known as 413 Scott Avenue, Nashville, TN 37206
.

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 5th day of May, 2025.

Michael Cho by his Attorney in Fact
Michael Cho by Minho Thomas Cho, his Attorney-In-Fact

Bohyun Yim by her Attorney in Fact
Bohyun Yim by Minho Thomas Cho, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Minho Thomas Cho with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Michael Cho and Bohyun Yim and that this instrument was executed on behalf of the said Michael Cho and Bohyun Yim for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 202505050034899, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of May, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **May 5, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

5/5/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025