Karen Johnson Davidson County
Batch# 1277144 DEEDWARR
05/23/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250523-0040757

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2025.

Notary Public

My commission expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joonmo Yoo and Sophie Kim	**New Owner**	**114-12-4A-012.00CO**
187 Stonecrest Drive		
Nashville, TN 37209		

FOR AND IN 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 Muskar and Debra Muskar, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sophie Kim and Joonmo Yoo, wife and husband

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. 44, together with common areas on the Plan of The Highlands at Stoneridge, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions in 20190123-0006687 and Instrument No. 20190607-0054759, 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 Muskar and Debra Muskar, husband and wife, by Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210107-0003324, dated December 31, 2020, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687, amended in Instrument No. 20190607-0054759 and amended in Instrument No. 20200310-0027036, Register's Office for Davidson County, Tennessee.
c. Charter for Homeowners Association of record in Instrument No. 20170913-0093566, in the Register's Office for Davidson County, Tennessee.
d. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
e. Easement for Private Storm Water Management Facilities of record in Instrument No. 20070319-0032638, Instrument No. 20070319-0032705 and Instrument No. 20090522-0047154, in the Register's Office for Davidson County, Tennessee.
f. Parking Easement of record in Instrument No. 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
g. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073897, in the Register's Office for Davidson County, Tennessee.

h. Water Line Easement of record in Instrument No. 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
i. Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessment contained in DCCR's/Master Deed.
l. Subject to HOA dues- if any.
m. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 187 Stonecrest Drive, Nashville, TN 37209.

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 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(s) this 22nd day of May, 2025.

Ryan Muskar

Debra Muskar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Ryan Muskar and Debra Muskar, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that their executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2025.

Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 25-153
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 5/22/25 (date of document).

Emilee Barrett
Affiant Signature

5/23/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

