WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283848 DEEDWARR
06/10/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20250610-0045601

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $352,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 6th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/23/25

(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Cicily Savanna Barnes and Hollie Faith Watson	Cicily Savanna Barnes and Hollie Faith Watson	062-02-0A-156.00-CO
(NAME) 2812 Steamboat Drive	(NAME) 2812 Steamboat Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jacob H. Kim, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Cicily Savanna Barnes, unmarried, and Hollie Faith Watson, unmarried as tenants in common with rights of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Resubdivision of River Trace Estates, Phase I, Section II of record in Plat Book 6900, Pages 158 and 159, 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 Robert C. Rawlins, Jr., and wife, Rosetta I. Rawlins by Deed from Ken Lokey Homes, Inc of record in Book 7829, page 33, Register's Office for Davidson County, Tennessee, dated April 26, 1989 recorded on May 1, 1989.

Being the same property conveyed to Robert C. Rawlins, Jr. by Quitclaim Deed from Rosetta Irene Tomlinson Rawlins aka Rosetta I Rawlins of record in Book 9834, page 871, Register's Office for Davidson County, Tennessee, dated October 23, 1995 and recorded on October 23, 1995.

Being the same property conveyed to Jacob H. Kim by Warranty Deed from the Estate of

Robert C. Rawlins, Jr of record in Instrument No. 20230605-0042328 Register's Office for Davidson County, Tennessee, dated May 30, 2023 and recorded on June 5, 2023.

Robert C. Rawlins, Jr. is deceased.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2812 Steamboat Drive, Nashville, TN 37214

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31 day of MAY, 2025.

Jacob H. Kim

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of MAY, 2025, before me personally appeared Jacob H. Kim, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of MAY, 2025.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 5/31/25.

Date

Hahn

Affiant Signature

5/31/25

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 31st day of May, 2025.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028