Karen Johnson Davidson County
Batch # 1289813 DEEDWARR
06/25/2025 09:46:40 AM 2 pgs
Fees: $13.00 Taxes: $5,513.00
20250625-0049949

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Yim and Kiyoung Yim 3002 Ivey Point Goodlettsville, TN 37072	Paul Yim and Kiyoung Yim 3002 Ivey Point Goodlettsville, TN 37072	

THIS INDENTURE, made this 20th day of June, 2025 between

Scott J. Haynes and Sheri Haynes, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Paul Yim and Kiyoung Yim, husband and wife, tenants by entirety

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being a tract of land in the 3rd Council District of Davidson County Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/01/17 as follows:

Beginning at an existing iron pin at the base of a 4" cedar tree in the Easterly margin of Ivey Point Road, said pin being the most Southwest corner of herein described tract, and a common corner to map 10, parcel 10.00 T.A.O.D.C.T.; Thence now leaving said parcel 10.00 with said margin of the next ten calls: N 16°43'35" W, 203.75'; Thence N 18°51'53" W, 363.77'; Thence with a curve to the right, having a radius of 239.69', Cord Bearing of N 09°38'56" E, 231.37 and a length of 239.69'; Thence N 38°30'25" E, 39.17'; Thence with a curve to the right having a radius of 184.56', Cord Bearing of N 57°26'54" E, 119.82', and a length of 122.03'; Thence with a curve to the right having a radius of 1129.42', Cord Bearing N 82°36'23" E, 244.61, and a length of 245.09'; Thence N 88°34'51" E, 52.22'; Thence with a curve to the right having a radius of 438.58', Cord Bearing S 82°10'35" E, 135.75', and a length of 136.30'; Thence S 72°55'15" E, 710.35'; Thence S 72°38'11" E, 160.85' to an existing 2" iron pipe, a common corner to map 10, parcel 36.00 T.A.O.D.C.T.; Thence now leaving said margin with said parcel 36.00 S 11°00'00" W, 352.65' to a existing 2" iron pipe at the base of a fence corner tree, in the line of map 10, parcel 88.00 T.A.O.D.C.T.; Thence now leaving parcel 36.00 with parcel 88.00, passing the Northeast corner of map 10, parcel 89.00 N 83°34'20" W, 601.02' to a wood fence post corner, said post being the Northwest corner of said parcel 89.00; Thence now leaving said parcel 89.00, with previous said parcel 10.00 S 59°44'37" W, 677.46' to the point of beginning containing 17.793 acres more or less.

Being the same property conveyed to Scott J. Haynes and Sheri Haynes, husband and wife by Warranty Deed dated 09/27/2019 from Scott J. Haynes, unmarried of record in Instrument Number 20200124-0008802 and to Scott J. Haynes, unmarried by Warranty Deed dated 09/30/2016 from Anita R. Krantz, unmarried of record Instrument Number 20161003-0103820, Register's Office, Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3002 Ivey Point, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2025 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets their hand and seal the day and year first above written.

Scott J. Haynes

Sheri Haynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Scott J. Haynes and Sheri Haynes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20th day of June, 2025.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,490,000.00.

Affiant

Sworn to and subscribed before me, this 20th day of June, 2025.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027