THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1290807
06/27/2025 10 49 AM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250627-0050831

WARRANTY DEED

Address of New Owners	Send Tax Bills To	Tax ID No
Young Bok Kim and Su Hyeon Kang 7356 Middlebrook Circle Nashville, TN 37221	Owner	126-15-0B-200 00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Daniel Rucker and Rebecca Rucker, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Young Bok Kim and Su Hyeon Kang, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 95, on the Plan of Section Two, Lexington Point Subdivision, of record in Instrument No. 20010515-0049954, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Patrick C Fleming and Katherine R. Fleming, husband and wife, by Warranty Deed from William J. Morgan, a married man, of record on September 16, 2016, at Instrument No 20160916-0097563, and the same being further conveyed to Daniel Rucker and Rebecca Rucker, husband and wife by deed from Patrick C Fleming and Katherine R. Fleming, husband and wife of record in Instrument No. 20200723-0081054, filed on 07-23-20, Davidson County Register of Deeds.

This property is commonly known as 7356 Middlebrook Circle, Nashville, TN 37221*
*Note that a street address is not, and is not part of a legal description

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 25th **day of June, 2025.**

Daniel Rucker
Daniel Rucker

Rebecca Rucker
Rebecca Rucker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Rucker** and **Rebecca Rucker,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25TH day of **June, 2025:**

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$450,000.00**

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 25th DAY OF **June, 2025**

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2028

Notary Public

My Commission Expires _____