Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
2 Burton Hills Blvd , Suite 130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00.

Affiant

Karen Johnson Davidson County
Batch # 1294511
07/08/2025 09 30 23 AM
Fees $13 00 Taxes $2,405 00
DEEDWARR
2 pgs
20250708-0053450

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

S-BR-25-1309

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER(S)
Brian Hindman and Mary P. Hindman	**Same as New Owner**	
(NAME) **1309 Wexford Downs**	(NAME)	**172-14-0A-106.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH YOUNGIL PARK AND EUIKYOUNG PARK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN HINDMAN AND MARY P. HINDMAN, HUSBAND AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 35, on the Final Plat of Section Three of Wexford Downs of record as Instrument No. 20000810-0079246, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Young Il Park, a married man by Warranty Deed from Heritage Builders, LLC of record in Instrument No. 20050524-0058269 Register's Office for Davidson County, Tennessee, dated May 16, 2005 and recorded on May 24, 2005

The said Young Il Park and Josepeh Youngil Park referenced in this instrument refer to both one and the same individual.

This conveyance is subject to.
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20000810-0079246, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Book 9700, Page 221, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10292, Page 51, Book 10792, Page 822 and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee
- HOA Charter of record in Book 10500, Page 444, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area to HOA of record in Instrument No. 20040311-0028010, Register's Office for Davidson County, Tennessee.
- Easement granted to BellSouth Telecommunications of record in Book 10529, Page 560 and Instrument No 20020807-0095117, Register's Office for Davidson County, Tennessee.
- Easement granted to Nashville Gas Co. of record in Book 10359, Page 615, Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 10357, Page 925, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government (Sanitary Sewer) of record in Book 11201, Page 766 and Book 11444, Page 177, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government (Water Main) of record in Book 11444, Page 149, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1309 Wexford Downs, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JULY, 2025.

Joseph Youngil Park

Euikyoung Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH YOUNGIL PARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUIKYOUNG PARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212