Karen Johnson Davidson County
Batch # 1295373 DEEDWARR
07/09/2025 10 16 32 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20250709-0053901

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Blvd , Suite 130
[illegible] 37215

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $700,000 00.

Affiant

Subscribed and sworn to before me, this the 8th day of JULY, 2025

Notary Public

My commission expires. (AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
JOHN KIM AND BRITTNEY KIM	NEW OWNER	**156-16-OA-051.00 CO**
516 Meadow Glen Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HUNTER TRAFFICA AND EDEN DEARMAN TRAFFICA, HUSBAND AND WIFE,**

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

JOHN KIM AND BRITTNEY KIM, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Traceside, Section 2, of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HUNTER TRAFFICA AND EDEN DEARMAN TRAFFICA, HUSBAND AND WIFE, by deed from FAYE ROBERTS, of record in Instrument No. 20221101-0117750, dated October 28, 2022, said Register's Office

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, his heirs and assigns, forever, and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand this 7th day of JULY, 2025.

HUNTER TRAFFICA

EDEN DEARMAN TRAFFICA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, HUNTER TRAFFICAAND EDEN DEARMAN TRAFFICA, HUSBAND AND WIFE, 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, at office, this 7th day of July, 2025

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY