Karen Johnson Davidson County
Batch# 1303950 DEEDWARR
07/31/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250731-0060422

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Seema

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/22/2029

(AFFIX SEAL)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-09447

Address of New Owner:	Send Tax Bills to:	Tax Information:
Seema R. Patel and Divya Patel 2216 Kayla Drive Goodlettsville, TN 37072	Legends Bank 310 N. First Street Clarksville, TN 37040	007-14-0A-005.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Young Kim and Stephanie Kim, a married couple**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Seema R. Patel, a married woman and Divya B. Patel, a married man as joint tenants with right of survivorship**, hereinafter called the Grantees, their successors and assigns, a 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. 5 on the Plan of Greenview Estates Dickerson Pike of record in Plat at Instrument No. 20011213-0137531, 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 Young Kim and Stephanie Kim, husband and wife by Warranty Deed from Quarterhouse Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20171031-0111665 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on October 31, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2216 Kayla Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 28th day of July, 2025

Young Kim

Stephanie Kim

STATE OF OREGON

COUNTY OF Clackamas

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Young Kim and Stephanie Kim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Lake Oswego, OR, this 28th day of July, 2025.

NOTARY PUBLIC

My Commission Expires: 10-12-2026

OFFICIAL STAMP
SHERREY ADMIRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029603
MY COMMISSION EXPIRES OCTOBER 12, 2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 07/30/2025.

Affiant Signature

07/30/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 07/30/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

