Karen Johnson
Batch # 1323256
09/17/2025 08:16:17 AM
Fees: $13.00 Taxes: $9,620.00
Davidson County
DEEDWARR
2 pgs
20250917-0074052

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Young Seop Ahn Geun Hee Lee Ahn Samuel Ahn	NEW OWNERS	135-00-0-423.00
(NAME) 2341 Murfreesboro Pike	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Fort Sill National Bank, a National Banking Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Young Seop Ahn and wife, Geun Hee Lee Ahn, and Samuel Ahn, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIRHEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1A of the Resubdivision of Lot 1 on the Resubdivision of Lots 3 and 4, Nashboro Center, of record in Instrument No. 20030204-0014888, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Fort Sill National Bank, a National Banking Corporation, by Warranty Deed from Mitchell Hunt, dated November 26, 2008, of record in Instrument No. 20081201-0116442, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2341 Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (City or Town) (State) (Postal Zip)

This conveyance is subject to the following: Taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable; all matters appearing on the plat of record in Instrument 200302004-0014888 of record in the Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 hands this 10 day of September, 2025.

Fort Sill National Bank,
a National Banking Corporation

By: Mark Wernette, President

State of OKLAMONA

County of Comanche

Personally appeared before me, a notary public in and for the state and county aforementioned, **Mark Wernette,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **President** of **Fort Sill National Bank, a National Banking Corporation,** and that he as such **President,** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as the **President**.

WITNESS my hand and official at FSNB, Oklahoma seal this 10 day of September, 2025.

Notary Public
My Commission Expires: 3/6/2029

AMBER MURPHY
Notary Public
State of Oklahoma
Commission #25002712
My Comm. Expires 3/6/2029

File No.: 39499