THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952246**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner: Stephen Jae Kim 4027 Graybar Court Nashville TN 37215	Send Tax Bills To: Truist Bank 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 117-11-0R-824.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Hsi and Megan Yu, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Jae Kim, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 in GRAYMONT, PHASE 1, as per plat of record in Instrument No. 20150918-0094739 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan His and Megan Yu, husband and wife, by Warranty Deed from Graymont Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210205-0017216, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021, and recorded on February 05, 2021. Also see Affidavit of Scrivener's Error of record in Instrument No. 20210527-0071939, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRAYMONT, PHASE 1, as recorded in Instrument No. 20150918-0094739.

Karen Johnson Davidson County
Batch# 1333245 DEEDWARR
10/10/2025 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $7,955.00
20251010-0081310

This is improved property located at 4027 Graybar Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2025.

Ryan Hsi by Ryan Dieck, Attorney-in-Fact
Ryan Hsi
By: Ryan Dieck, Attorney in Fact

Megan Yu by Ryan Dieck, Attorney in Fact
Megan Yu
By: Ryan Dieck, Attorney in Fact

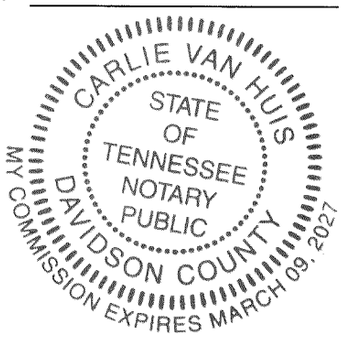
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Ryan Hsi and Megan Yu and that he is authorized by Ryan Hsi and Megan Yu to execute this instrument on their behalf.

WITNESS my hand, at office, this 9th day of October, 2025.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or 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 this the 9 day of October, 2025.

Affiant Signature
Date 10/9/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027