THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~** Williamson The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.** **Affiant** Subscribed and sworn to before me, this **29th day of October, 2025.** **Notary Public** **My commission expires:** _____

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Karen Johnson Davidson County
Batch# 1341522 DEEDWARR
11/03/2025 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251103-0087279

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Song Ho Park and Kum Joo Chang **1621 East Stewarts Lane** **Nashville, TN 37218**	New Owner	**069-16-0-051.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Harrison Straton, as sole ownership**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Song Ho Park, and Kum Joo Chang, husband and wife**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of East Stewart Lane, the common corner between L. A. White and George Barfield marked by an iron pin; thence North 70 degrees 30 minutes East 129 feet to an iron pin in the northerly margin of East Stewart Lane; the point of beginning; thence continuing with the northerly margin of East Stewart Lane 105 feet to an iron pin; thence North 24 degrees 30 minutes West 100 feet to an iron pin in the southerly margin of Cedar Grove; thence South 83 degrees 30 minutes West 50 feet to an iron pin; thence North 89 degrees West 55 feet to an iron pin; thence South 24 degrees 30 minutes East 124 feet to the point of beginning, containing .271 acres, more or less(erroneously referred to as 2.71 acres on prior deed)

Being the same property conveyed to Harrison Straton, as sole ownership by Warranty Deed from Elijah Brooks of record in Instrument No. 20220906-0099738 Register's Office for Davidson County, Tennessee, dated September 2, 2022 and recorded on September 6, 2022. For further reference see Affidavit of Scrivener's Error of record in Instrument No. 20220329-0035837, said Register's Office.

Madison Straton, spouse of Harrison Straton, joins in this instrument for the purpose of conveying any marital interest.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1621 East Stewarts Lane, Nashville, TN 37218**.

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 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 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/our hand(s) this **8th day of October, 2025.**

Harrison Straton

Madison Straton

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of October, 2025, before me personally appeared Harrison Straton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

On this 8th day of October, 2025, before me personally appeared Madison Straton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2025.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

October 8, 2025.

Date

Affiant Signature

November 3, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of November, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON