WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1375537 | DEEDWARR
File #26-104 | 02/03/2026 03:36:06 PM | 2 pgs
Fees: $13.00 Taxes: $2,830.50

20260203-0007594

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sung Jae Lim and Jessica Cunningham Lim	NEW OWNER	186-04-0A-469.00-CO
(NAME)	(NAME)	
620 Westcott Ln		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **Laura Elizabeth Beckert, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sung Jae Lim and Jessica Cunningham Lim, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 469 on the Plan of Final Plat of Burkitt Place, Phase 2K, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20131002-0103400, 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 Laura Elizabeth Beckert, a single person by Warranty Deed from Monte Alan Metz and Lisa R. Metz, husband and wife of record in Instrument No. 20201221-0150669 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 21, 2020. Andrew Gerber, spouse of Laura Elizabeth Beckert, joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee all right, title and interest he may have in and to the above described property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 620 Westcott Ln, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of January, 2026.

Laura Elizabeth Beckert

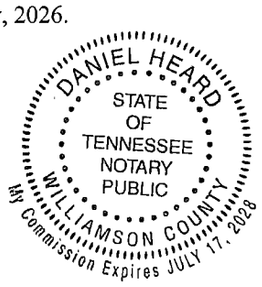
Andrew Gerber

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of January, 2026, before me personally appeared Laura Elizabeth Beckert and Andrew Gerber, 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 27th day of January, 2026.

Notary Signature
My commission expires: 7.17.28



RETURN RECORDED DOCUMENTS TO:

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Brentwood, TN 37027