Karen Johnson Davidson County
Batch # 1395496 DEEDWARR
03/20/2026 01:48:05 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20260320-0022447

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-ZTRE-26-519

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Liam Benjamin Kang and Nikol Litvan Kang 519 Snyder Avenue Nashville, TN 37209	Liam Benjamin Kang and Nikol Litvan Kang 519 Snyder Avenue Nashville, TN 37209	091 10 0 246.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alec J. Koukol, an unmarried man, and David J. Koukol and Cydney C. Koukol, ~~by David J. Koukol as attorney in fact for Cydney C. Koukol,~~ husband and wife, as tenants in common** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Liam Benjamin Kang and Nikol Kang, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 519 Snyder Avenue, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block "A" of Mrs. S. E. Drakes's Subdivision, as of record in Book 332, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Alec J. Koukol, an unmarried man, and David J. Koukol and Cydney C. Koukol, husband and wife, all as tenants in common with right of survivorship, by Warranty Deed from Marsha Troupe and William Troupe, wife and husband, dated July 18, 2018, and recorded July 20, 2018, of record in Instrument No. 20180720-0070907, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 519 Snyder Avenue, Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 6th day of March, 2026.

3/11/26

Alec J. Koukol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Alec J Koukol, 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 6th day of March, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

David J. Koukol

STATE OF Tennessee
COUNTY OF Davidson

On this 6th day of March, 2026, before me personally appeared David J. Koukol, 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 6th day of March, 2026.

Notary Signature
My commission expires: 01/22/2030

REGINA C. HOCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

Cydney C. Koukol, by David J. Koukol, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared David J. Koukol as attorney in fact for Cydney C. Koukol, 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 6th day of March, 2026.

Notary Signature
My commission expires: 01/22/2030

REGINA C. HOCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6 day of March, 2026.

Notary Public
My commission expires: 01/22/2030

Cydney C. Koukol

STATE OF Nebraska
COUNTY OF Lancaster

On this 17 day of March, 2026, before me personally appeared Cydney C. Koukol, 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 17th day of March, 2026.

Teresa L. Thomas
Notary Signature
My commission expires: August 31, 2026

General Notary - State of Nebraska
TERESA L. THOMAS
My Comm. Exp. Aug. 31, 2026.