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| **THIS INSTRUMENT PREPARED BY:**<br><br>**The Row Title & Escrow, LLC**<br>**20 Music Square West, Suite 200**<br>**Nashville, TN 37203** | STATE OF Tennessee )<br>COUNTY OF Davidson )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $580,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of April, 2026.<br><br>Notary Public<br>My Commission Expires: 7-14-2027 |

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1400594 DEEDWARR
04/02/2026 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260402-0026520

## WARRANTY DEED

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| Address New Owner:<br>Dae Sung Bae, and Lawrence Sungjin Bae<br>7309 Autumn Crossing Way,<br>Brentwood, TN 37027 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>181 10 0B 009.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cody H. Marsh and Angelica Marsh, husband and wife** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dae Sung Bae, and Lawrence Sungjin Bae, as joint tenants** ("Grantee"), Grantee's 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. 9 on the Plan of Final Subdivision Plat, Centex at Concord, Phase 1 of record in Plat at Instrument No. 20051011-0122364, 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 Cody H. Marsh by Deed dated May 17, 2019 from Evan Allie and Adam Allie, wife and husband, recorded May 21, 2019, in Instrument Number 201905210048042, in the Official Records of Davidson County, Tennessee.**

This is improved property commonly known as: **7309 Autumn Crossing Way, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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**, Grantors have executed this instrument on this 30th day of March, 2026.

Cody H. Marsh

Angelica Marsh

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cody H. Marsh and Angelica Marsh,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of March, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

# Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 4-1-2026.

Kimberly Hollingshead

Date: 4-1-2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2026.

Notary Public

My Commission Expires: 7-14-2027

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY