Karen Johnson Davidson County
Batch# 1429828 DEEDWARR
06/09/2026 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20260609-0052026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Grace M. Godfrey
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 day of June, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 1-14-2028

2026-04-4089

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grace M. Godfrey Trust 516 Garfield Street Nashville, TN 37208	NEW OWNER	Map/Parcel 081-08-4X-009.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joomahn Kim, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Grace M. Godfrey, Trustee of the Grace M. Godfrey Trust, dated January 6, 2022**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 9, as shown on Declaration of Covenants, Conditions and restriction for the Row at 6th and Garfield, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190114-0003506, Register's Office, Davidson County, Tennessee, to which reference is herein made for a more particular description.

Being the same property conveyed to Joomahn Kim, an unmarried man by General Warranty Deed from Christina R. Milkowski and Christopher Michael Lemelle, wife and husband of record in Instrument No. 20240327-0021492 Register's Office for Davidson County, Tennessee, dated March 20, 2024 and recorded on March 27, 2024.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 516 Garfield Street, Nashville, TN 37208.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Yeain Choi, wife of Joomahn Kim, joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Joomahn Kim.

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.

Effective the 8 day June, 2026.

Joomahn Kim

Yeain Choi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2026, before me personally appeared Joomahn Kim and Yeain Choi, 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 5th day of June, 2026.

Notary Signature
My commission expires: 11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/8/2026.

Date

Affiant Signature

6/8/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

