WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

B-ELAM-26-5560

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle Pritchard and Karen Lynn Pritchard	**Highlands Residential Mortgage, Ltd. c/o LoanCare, LLC**	
(NAME) **5560 Prada Dr**	(NAME) **P. O. Box 202049**	**181 10 0E 044.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Florence, SC 29502-2049**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKYUNG BANG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE PRITCHARD, UNMARRIED, AND KAREN LYNN PRITCHARD, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, 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 Lot No. 44, on the Plat of HIGH POINT, PHASE 2, SECTION 2, of record as Instrument No. 20140821-0076394, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Mikyung Bang, married, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150708-0065980, in the Register's Office of Davidson County, Tennessee, dated June 24, 2015 and recorded on July 08, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION TWO HIGH POINT, as recorded in Instrument No. 20140821-0076394.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709; as Supplement recorded in Instrument No. 20120119-0005431; Instrument No. 20120912-0082818; Instrument No. 20130820-0087853; Instrument No. 20140808-0071500; Instrument No. 20150622-0059582; as Amendment recorded in Instrument No. 20170811-0082700.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470.
- Charter for High Point Homeowners Association, Inc., recorded as Instrument No. 20100113-0003233.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5560 Prada Dr, Brentwood, Tennessee 37027**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1451895 DEEDWARR
07/27/2026 02:31:30 PM 2 pgs
Fees: $13.00 Taxes: $1,442.63
20260727-0068212

Witness my/our hand(s) this the 23 DAY OF JULY, 2026.

Mikyung Bang

Jihun Lee

Jihun Lee, spouse of Mikyung Bang, hereby joins in this conveyance and does transfer and convey any and all marital interest Jihun Lee may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKYUNG BANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIHUN LEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212