Karen Johnson Davidson County
Batch# 1459372 DEEDWARR
08/13/2026 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20260813-0075527

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0942

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bretton Gray and Colleen Gray	Bretton Gray and Colleen Gray	
(NAME)	(NAME)	
321 Shady Creek Lane	321 Shady Creek Lane	161-13-0B-321.00-C
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SEONWOONG HWANG AND JAE YEON BAIK,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLLEEN GUERRY GRAY AND BRETTON GRAY, WIFE AND HUSBAND,** 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 Unit No. 321 of Creekside of Brentwood, a Horizontal Property
Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code
Annotated, as established by the Amended and Restated Master Deed of record in Instrument No.

20050204-
0013611, and as amended in Instrument No. 20050329-0034131, and in Instrument No. 20050822-0100021,
Register's Office for Davidson County, Tennessee. Reference is hereby made to the plan of Creekside of Brentwood, as shown on Exhibit "A" to the First Amendment to Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument No. 20050329-0034131, Register's Office for Davidson County,
Tennessee, for a more complete identification and placement of said unit.
Being the same property conveyed to Seonwoong Hwang and Jae Yeon Baik, husband and wife by Warranty
Deed from Wei Li and Junhan Wang, husband and wife of record in Instrument No. 20201228-0153539 Register's
Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 28, 2020.

unimproved ☐
This is improved ☑ property, known as 321 Shady Creek Lane, Nashville, TN 37211
(House No.) (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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 7th day of August, 2026.

Seonwoong Hwang
Seonwoong Hwang

Jae Yeon Baik
Jae Yeon Baik

(Online Notarization — Tennessee Warranty Deed)

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned online notary public, Jeffrey Willis, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Witness my hand and official seal at office, this 7th day of August, 2026.

Jeffrey Willis
Notary Public Jeffrey Willis
My commission expires: 07/05/2028

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/7/26.

Affiant Signature – Joshua A. Terry

8/10/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 8/10/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27