Karen Johnson Davidson County
Batch# 1464259 DEEDWARR
08/26/2026 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,174.86
20260826-0078757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,800.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST 2026.

Notary Public

MY COMMISSION EXPIRES:
05-08-2028 (AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yang Rae Cho, an unmarried man	SAME AS NEW OWNER (NAME)	
398 36th Ave (ADDRESS)	(ADDRESS)	092-09-3E-008.00-CO
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tiffany Tumlin and Robert Murden, husband and wife, and Joseph Broucek, a married man, as joint tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Yang Rae Cho, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 8 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Nicholas Campbell and Sarah Campbell, husband and wife of record in Instrument No. 20220705-0077360 Register's Office for Davidson County, Tennessee, dated June 29, 2022 and recorded on July 05, 2022.

Being the same property conveyed to Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man and Robert Murden, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed from Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man, as joint tenants with right of survivorship of record in Instrument No. 20220801-0087315 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on August 01, 2022.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 398 36th Ave, Nashville, TN 37209
(House Number) (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,

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 20th day of August, 2026.

Tiffany Tumlin

Robert Murden

Joseph Broucek

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany Tumlin and Robert Murden, the herein bargainor(s), 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 20th day of August, 2026.

Notary Public

My Commission Expires: 5/12/2030

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF New York
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Broucek, the herein bargainor(s), 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 17th day of August, 2026.

Notary Public

My Commission Expires:

(SEAL)

JIJU ABRAHAM
NOTARY PUBLIC-STATE OF NEW YORK
REG.NO: 01AB6278537
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES MARCH 25, 2029

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 20TH day of AUGUST, 2026.

Date: 08-20-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20TH day of AUGUST, 2026.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY