This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9871-SS

CHRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2026.

Notary Public
My Commission Expires: _____

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Philip Youngeum Kim and Catherine Powell 1422 Roberts Avenue Nashville, TN 37206	NEW OWNER	083-02-0-099

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Katherine McNece Smith, an unmarried woman, and Lounell McNece Rayner, an unmarried woman**, individually, "Grantors", transfer and convey unto **Phillip Youngeun Kim, an unmarried person, and Catherine Powell, an unmarried person, as joint tenants with rights of survivorship**, individually, "Grantee", a 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. 14 on the Map of the Subdivision of the Roberts Property of said County, as of record in Book 421, Page 81, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the southerly side of Roberts Avenue and runs back between parallel lines 168 feet, more or less, to an alley.

Being the same property conveyed to Lounell McNeece Rayner by Warranty Deed from Barbara H. Palmore, a widower of record in Instrument No. 20000613-0058890 Register's Office for Davidson County, Tennessee, dated May 30, 2000 and recorded on June 13, 2000.

Being the same property conveyed to Katherine McNeece Smith and Lounell McNece Rayner (by and through Katherine McNece Smith, as her duly authorized attorney-in-fact), jointly with rights of survivorship by Quitclaim Deed from Lounell McNece Rayner, (a/k/a Lounell McNeece Rayner), unmarried (by and through Katherine McNece Smith, as her duly authorized attorney-in-fact) of record in Instrument No. 20250227-0014844 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 27, 2025.

This is improved or property located at: **1422 Roberts Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Karen Johnson Davidson County
Batch# 1464987 DEEDWARR
08/27/2026 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20260827-0079789

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2026.

GRANTOR:

Katherine McNece Smith

Lounell McNece Rayner
by Katherine McNece Smith attorney in fact
Lounell McNece Rayner by Katherine McNece Smith, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katherine McNece Smith and Lounell McNece Rayner by Katherine McNece Smith, Attorney-In-Fact, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of August, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

Certificate of Authenticity

I, Christian Reynolds, 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 **August 24, 2026**.

Date

Affiant Signature

August 24, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **24** day of **August**, 20____.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)