ELECTRONICALLY RECORDED 2022056415
Williamson County, Texas Total Pages: 4

AUSTIN TITLE COMPANY

GF# 1701657220034-ATG

General Warranty Deed

(with Vendor's Lien)

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: May 3rd, 2022 to be effective May 4, 2022

Grantor: Grace Jennings

Grantor's Mailing Address: 17500 Sir Galahad Way, Ashton, MD 20861

Grantee: Honam Jang and Miran Han, husband and wife

Grantee's Mailing Address: 9608 Castle Pines Dr., Austin, TX 78717

Consideration: Cash and a note, dated May 3, 2022, executed by Borrower and payable to the order of ResiCentral, LLC ("Lender") in the principal amount of $528,000.00. The note is secured by a first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of ResiCentral, LLC and is also secured by a first-lien deed of trust, of even date, to Allan B. Polunsky, Trustee, recorded in the real property records of Williamson County, Texas.

The vendor's lien against and superior title to the Property are retained for the benefit of ResiCentral, LLC until the $528,000.00 note described above is fully paid according to its terms, at which time this deed will become absolute as to the lien securing this note. The vendor's lien and superior title are transferred to ResiCentral, LLC without recourse.

Property (including any improvements):

Lot 23, Block L, AVERY SOUTH, SECTION TWO, PHASE ONE, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Y, Slides 306-309, Plat Records of Williamson County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any water, utility, road, or improvement districts which affect the Property; standby fees, taxes, and assessments by any taxing authority for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee also assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor warrants that Grantor owns all of the Property in fee simple, has the right to convey the Property, and binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Limitation of Warranties: Pursuant to Section 7 of the purchase and sale contract between Grantor, as Seller, and Grantee, as Buyer, Grantee accepts the Property "AS IS". "As is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in the purchase and sale contract.

When the context requires, singular nouns and pronouns include the plural.

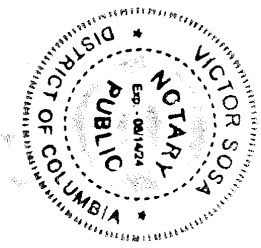
NOTICE: This instrument was prepared by Hancock McGill & Bleau, LLLP (HMB) at the request of Austin Title or the parties using information provided by the title company and the parties. Unless we have been provided with a copy of any contracts related to this transaction or been informed of any reservations required by the Grantor, the reservations will not be included in this warranty deed and by accepting this deed, all parties release HMB from any liability resulting from the failure to include undisclosed reservations. We have not investigated or verified information provided to us and do not warrant the validity of the information or quality of title to the real estate described above. **We do not represent the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument.**

Grace Jennings

State of District of Columbia
County of District of Columbia

This document was acknowledged before me on May 3rd, 2022 by Grace Jennings.

Notary Public, State of District of Columbia



Prepared By:
Hancock McGill & Bleau, L.L.L.P.
Attorneys at Law
File No.1706572200344-sw

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Nancy E. Rister, County Clerk
Williamson County,Texas