Karen Johnson Davidson County
Batch# 702167 DEEDWARR
08/20/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210820-0113087

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000

Affiant Signature

Subscribed and sworn to before me on this the 18 Day of Aug, 2021.

Notary Public

My Commission expires 11/06/24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
YYS Properties, LLC

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 044010C00100CO

WARRANTY DEED

20NT01839

Effective the 18th Day of August 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sarah Elizabeth Calk, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

YYS Properties, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 327 Keeton Avenue, a Horizontal Property Regime with Private Elements, together with all Private Elements and Limited Common Elements of said Unit, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 327 Keeton Avenue, a Horizontal Property Regime, of record in Instrument Number/Book and Page 20180620-0059421 amended at 20181023-0104951, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property as conveyed to Sarah Elizabeth Calk, an unmarried woman by Warranty Deed from Cobalt Ventures, LLC, a Tennessee limited liability company dated 02/28/2019 recorded 02/28/2019, in Document Number 20190228-0018443, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 327B Keeton Ave, Old Hickory, TN 37138-3807

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of August, 2024

S Calk

Sarah Elizabeth Calk

MICHELE MIZE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Elizabeth Calk, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Michele Mize

Notary Public

My commission expires: 12/03/2024

Tennessee Certification of Electronic Document

I, Amanda Cardenas, 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 7.14.2021 (date of document).

Affiant Signature

7.14.2021
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2021

NOTARY'S SEAL

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2022
Notary ID 2289133