THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

Karen Johnson Davidson County
Batch# 712266 DEEDQC
09/09/2021 12:27:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210909-0120809

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **James Milton Varsos and Cynthia Lee Varsos**, husband and wife (collectively the "Grantors"), for and in consideration of Ten Dollars ($10.00), do hereby bargain, convey, remise, release, and quitclaim unto **John Alexander Youn and Thaddeus L. Sisco, as tenants in common**, (the "Grantees"), and Grantees' successors, heirs, and assigns, all of Grantors' right, title, and interest in an to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 628, on the plan of Harpeth Woods Section of Harpeth Valley Park, as shown by plat and survey of record in Book 4860, Page 111, of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> This real property being all of the property conveyed to Marie S. Varsos and Shaun R. Varsos, wife and husband, by deed of record at **Instrument No. 20170703-0066612**, in the Register's Office for Davidson County, Tennessee. Shaun R. Varsos feloniously and intentionally killed Marie S. Varsos on April 12, 2021. Shaun R. Varsos died the same day. Both Shaun R. Varsos and Marie S. Varsos died intestate. By operation of Tenn. Code Ann. § 31-1-106(c)(2), the felonious and intentional killing severed the interests of Marie S. Varsos and Shaun R. Varsos in the real property and transformed the interests into equal tenancies in common. The Grantors are the heirs of Shaun R. Varsos.

WITNESS the Grantors' hands in Franklin, Williamson County, Tennessee, on this 7th day of September, 2021.

James Milton Varsos, Grantor

Cynthia Lee Varsos, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9TH day of September, 2021, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared James Milton Varsos, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: 02/08/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9TH day of September, 2021, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Cynthia Lee Varsos, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: 02/08/2025

New Owners Name and Address: John Alexander Youn 1222 Harrison St., Apt. 2604 San Francisco, CA 94103 Thaddeus L. Sisco 637 Harpeth Bend Dr. Nashville, TN 37221	Mail Tax Notice to: John Alexander Youn 1222 Harrison St., Apt. 2604 San Francisco, CA 94103
Property Address: 874 Beech Bend Drive Nashville, TN 37221	Parcel ID Number: 156-2-128.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 9TH day of SEPTEMBER, 2021.

Notary Public

MARK E. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 2/8/2025