WARRANTY DEED

Karen Johnson Davidson County
Batch# 757279 DEEDWARR
11/17/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211117-0153347

File No. TR-21-1550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A Way Up, LLC	NEW OWNER	
(NAME)	(NAME)	
1004 Tulip Way		156-02-0-128.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Alexander Youn and Thaddeus L. Sisco, as tenant in common**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A Way Up, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 628 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marie S. Varsos and Shaun R. Varsos wife and husband by Warranty deed from Ann C. Strode and Clarence W. Strode, Jr., wife and husband of record in Instrument No. 20170703-0066612 Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 03, 2017.

Being the same property conveyed to John Alexander Youn and Thaddeus L. Sisco, as tenants in common by Quit Claim deed from James Milton Varsos and Cynthla Lee Varsos husband and wife of record in Instrument No. 20210909-0120809 Register's Office for Davidson County, Tennessee, dated September 09, 2021 and recorded on September 09, 2021.

Grantors further warrants and covenants that the above described property does not constitute any part of their homestead and that fair and adequate consideration has been paid.

This is property more commonly known as 874 Beech Bend Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, 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 this ~~10th~~ 8TH day of November, 2021.

John Alexander Youn

Thaddeus L. Sisco by John Alexander Youn,
Attorney-In-Fact

BY JOHN ALEXANDER YOUN
ATTORNEY-IN-FACT

STATE OF California
COUNTY OF San Francisco

On this 8th day of November, 2021, before me personally appeared John Alexander Youn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of November, 2021.

Notary Signature
My commission expires: 8/22/2023

LAI S. KWONG
COMM.# 2302404
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Aug. 22, 2023

STATE OF California
COUNTY OF San Francisco

On this 8th day of November, 2021, before me personally appeared John Alexander Youn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thaddeus L. Sisco and acknowledged that he executed the same as the free act and deed of Thaddeus L. Sisco.

WITNESS my hand and seal this 8th day of November, 2021.

My Commission Expires: 8/22/2023

Notary Public

LAI S. KWONG
COMM.# 2302404
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Aug. 22, 2023

Certificate of Authenticity

I, Tiffany Rooker, 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 11/12/2021.

Date

Tiffany Rooker

Affiant Signature

11/12/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of November, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON