Karen Johnson Davidson County
Batch# 813851 DEEDWARR
03/02/2022 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220302-0023683

23055
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to:**	**Map-Parcel:**
Laura Stanley		15602012800
Christopher Stanley	New Owner	
117 Horseshoe Trail		
Ormond Beach, FL 32174		

FOR AND IN 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, hereinafter called the Grantors, **A Way Up LLC, a Tennessee limited liability company,** has bargained and sold, and by these presents does transfer and convey unto **Laura Stanley and Christopher Stanley, wife and husband,** hereinafter called the Grantee(s), its successors 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 A Way Up, LLC, a Tennessee Limited Liability Company, by Warranty Deed from John Alexander Youn and Thaddeus L. Sisco, as sole heirs to the Estate of Marie S. Varsos, No. 21P1513, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, filed in Instrument No. 20211117-0153347, said Register's Office, dated November 8, 2021.

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 Cynthia Lee Varsos, husband and wife, as parents and sole heirs of Shaun R. Varsos, of record in Instrument No. 20210909-0120809, in the Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 9, 2021.

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, in the Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 3, 2017.

THIS conveyance is subject to: 2022 taxes and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 874 Beech Bend Drive, Nashville, TN 37221.

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 whosoever.

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 hand as of the date shown on the Notary Form.

A WAY UP LLC

By: Andre Fayne, Member

Aisha Fayne, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andre Fayne and Aisha Fayne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Member of A WAY UP LLC, the within named bargainor, a limited liability company, and that they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and official seal at office, this 11th day of February, 2022.

My Commission Expires:

Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Sworn to and subscribed before me
this 11th day of February, 2022.

Notary Public
My Commission Expires:

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Feb 11, 2022.

Hadley Roper
Affiant Signature

02/11/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 02/11/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal