BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 961906 **DEEDWARR**
01/18/2023 09:55:32 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20230118-0004002

DM-BR-22-1726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
YHYS, LLC	Same As New Owner	
(NAME)	(NAME)	**105 11 0 302.00**
401 Carphilly Ct.		
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37203~~ Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA MOORE, MARRIED, AND BRENDA HARLAN MCDAVID, MARRIED, AND RHONDA LYTLE, SINGLE, AND DWIGHT HARLAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YHYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 50% INTEREST, FRANK HSU, AS TO A 25% INTEREST, AND CAOYUN XU, AS TO A 25% INTEREST, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.1 on the Plan of the Resubdivision of the D. J. and W. T. White Property, as of record in Plat Book 4460, Page 161, Register's Office for said County, Tennessee, to which said plan reference is heremade for a more complete legal description of said lot.

Being the same property conveyed to Charles Harlan and wife, Katie C. Harlan, by Warranty Deed from James M. Fischer, Jr., Trustee, of record in Book 4904, Page 310, in the Register's Office of Davidson County, Tennessee, dated April 11, 1975 and recorded on April 15, 1975. The said Charles Harlan died on October 14, 1994, then Katie C. Harlan died December 28, 2021, intestate, devising subject property to Pamela Moore, Brenda Harlan-McDavid, Dwight Harlan and Rhonda Lytle as to 25% interest individually. See an Affidavit of Heirship recorded in Instrument No. 20220411-0041685 and Instrument No. 20220411-0041686. The above-described property has never been the principal marital residence for any of the grantors and their current spouses.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of D.J. & W.T. White Property, as recorded in Plat Book 4460, Page(s) 161.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1726 Martin St, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 13th DAY OF JANUARY, 2023.

Pamela Moore

Brenda Harlan McDavid

Rhonda Lytle

Dwight Harlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA HARLAN MCDAVID, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA LYTLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWIGHT HARLAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of January, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212