FILED AND RECORDED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-564

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000 00

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of April, 2023

Janice H. Collins
Notary Public

Commission Expires 5-5-25

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maya Soucar and Jamil Soucar 3515 Honolulu Avenue La Crescenta, CA 91214	New Owner	043-10-0A-030.00-CO

WARRANTY DEED

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,

Highroad Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maya Soucar and Jamil Soucar, wife and husband,

HEREINAFTER CALLED THE GRANTEES, 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, Unit B-27 (B200), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Pages 179 through 182, inclusive, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louis Joseph Vargo and Tiffany A Cathey, husband and wife, by Warranty Deed from Duston J. Ward, an unmarried man, aka Duston Ward, of record in Instrument No. 20141117-0105780 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014

Being the same property conveyed to VMV Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Louis Joseph Vargo and Tiffany A Cathey, a/k/a Tiffany A. Vargo, husband and wife, of record in Instrument No 20201230-0154688 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

Being the same property conveyed to Highroad Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from VMV Properties, LLC, a Limited Liability Company, of record in Instrument No. 20221005-0109883 Register's Office for Davidson County, Tennessee, dated September 30, 2022 and recorded on October 5, 2022

Karen Johnson Davidson County
Batch# 994806 DEEDWARR
04/21/2023 11 11 46 AM 2 pgs
Fees $13 00 Taxes $518 00

20230421-0029543

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 555 North Dupont Avenue, Unit B-27, Madison, TN 37115

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 so 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.

Dated this the 20th day of April, 2023.

Highroad Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Lora P. Gary, Sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Olivia Mortensen of the state and county mentioned, personally appeared Lora P. Gary, Sole member of Highroad Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole member of Highroad Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Lora P Gary, Sole member of Highroad Holdings, LLC as such Sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole member.

Witness my hand and seal, at office in Brentwood, TN, this 20th day of April, 2023.

Olivia Mortensen
Notary Signature

Printed Name: Olivia Mortensen

My commission expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
September 28 2026
COUNTY OF WILLIAMSON