JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 7 day of July, 2023.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1026599 DEEDWARR
07/14/2023 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,498.50
20230714-0054133

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Carrie A Yarborough, Trustee of the Carrie A. Yarborough 2009 Revocable Trust	New Owner	**114151B08500CO**
P.O. Box 1008		
Woodbridge, CA 95258		

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 ACKNOWLEDGE, WE,

MK3, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carrie A Yarborough, Trustee of the Carrie A. Yarborough 2009 Revocable Trust

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:

Tract One:

Land in Davidson County, Tennessee, being Unit No. 85, Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime With Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, as amended in Instrument No. 20220314-0029617, as further amended in Instrument No. 20221212-0128620, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome asset forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Together with those certain appurtenant vehicular, pedestrian, utility and other easements asset forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii)in that certain Access Easement of record in Book9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii)in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv)on that certain Plan of record in Plat Book7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Tract Two:

Together with those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MK3, LLC, a limited liability company, by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, dated February 8, 2023, of record in Instrument No. 20230210-0009945, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Agreement for Dedication of Public Utilities Easement of record in Book 8089, Page 722, said Register's Office.

Agreement for Dedication of Public Utilities of record in Book 8248, Page 238, said Register's Office.

Agreement of record in Book 8891, Page 313, Register's Office for Davidson County, Tennessee, as affected by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, said
Register's Office.

Stormwater Detention Agreement of record in Instrument Number 20030513-0064092, Register's Office for Davidson County, strictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, said Register's Office.

Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, Register's Office for Davidson County, Tennessee, as affected by Confirmation of Expiration of Termination Provisions of record in Instrument No. 20210804- 0104791, said Register's Office.

Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, said Register's Office.

Subject to all matters shown on the Plan of record as Instrument Number 20010920-0101746, said Register's Office.

Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and Seaside Fla, LLC of record in Instrument No. 20210115-0007394, said Register's Office.

Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and CRP/Crescent Harpeth Heights, LLC of record in Instrument No. 20210115-0007393, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 615 Old Hickory Blvd #726, Nashville, TN 37209.

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 in 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.

MK3, LLC

BY: CHAU ENTERPRISES, LLC
ITS: MEMBER

KHANH C. CHAU, MEMBER

KELLY CHAU, MEMBER

BY; H2V2, LLC
ITS: MEMBER

KEVIN VO, MEMBER

MAI LAI, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Kevin Vo and Mai Lai, Members of H2V2, LLC, and Kahn C. Chau and Kelly Chau, Members of Chau Enterprises, LLC, sole Members of MK3, LLC, Grantor herein,_ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the forgoing instrument for the purpose therein contained and who further acknowledged that they are members of H2V2, LLC and Chau Enterprises, LLC, respectively, the sole Members of MK3, LLC, and that they are authorized by MK3, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of July, 2023.

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 July 7, 23 (date of document).

Jennifer L. Pennell

July 14, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024