Karen Johnson Davidson County
Batch# 1031194 DEEDWARR
07/26/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $11,099.63
20230726-0057761

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,999,900.00 Affiant Subscribed and sworn to before me, this the 19th day of July, 2023. Notary Public My commission expires: 3/7/24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tiffany William Siragusa	Cadence Bank	131-11-0O-002.00-CO
4600 Granny White Pike	PO Box 3356	
Nashville, TN 37220	Tupelo, MS 38803-3356	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN HENRY SYBO AND BAO TRUC GIA SYBO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIFFANY WILLIAM SIRAGUSA, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B of The 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070130-0009730, as amended in Instrument No. 20170302-0020682 and Second Amendment of record in Instrument No. 20190709-0066495, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4600 Granny White Pike Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070130-0009730, as amended in Instrument No. 20170302-0020682 and Second Amendment of record in Instrument No. 20190709-0066495, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephen C. Light and Angel O. Massey, husband and wife by Warranty Deed from Studio Yuda, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190709-0066496, in the Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 09, 2019.

Being the same property conveyed to Brian Henry Sybo and Bao Truc Gia Sybo, husband and wife by Warranty Deed from Stephen C. Light and Angel O. Massey, husband and wife of record in Instrument No. 20210712-0093131, in the Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 12, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4600 Granny White Pike, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2023.

Brian Henry Sybo

Bao Truc Gia Sybo by Brian Henry Sybo
Attorney in Fact

Bao Truc Gia Sybo by Brian Henry Sybo,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 18th day of July, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2023, before me personally appeared Brian Henry Sybo, 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 Bao Truc Gia Sybo as Attorney in Fact, and acknowledged that he executed the same as the free act and deed of Bao Truc Gia Sybo.

Witness my hand and seal this 18th day of July, 2023.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Tonya Loftin, 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 18, 2023**.

Date

Tonya Loftin
Affiant Signature

July 26, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)