WARRANTY DEED

Karen Johnson
Batch # 1078956
12/06/2023 10:32:39 AM
Fees: $13.00 Taxes: $2,238.50

Davidson County
DEEDWARR
2 pgs

2023-3

20231206-0094238

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of November, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 6/4/2027

STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Marketplace Title and Escrow, LLC
1880 General George Patton Drive
Suite 107
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelly Chau and Kevin Vo 910 Youngs Lane, Unit 6 Nashville, TN 37207	NEW OWNER	070-07-0U-006-00

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, I/we, 910 Youngs Lane, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Derrick Phillips, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit 6 of 910 Youngs Lane Townhomes, a horizontal property regime with private elements, under the Declaration of Covenants, Conditions and Restrictions of record in Instrument #20210317-0035584, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate description of said property.

Being the same property conveyed to 910 Youngs Lane, LLC, a Tennessee limited liability company from Arnold Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated March 18, 2021 and recorded March 31, 2021 in Instrument #20210331-0042680 and further conveyed November 4, 2019 in Instrument #20191104-0113147, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is ( ) improved property know as 910 Youngs Lane, Unit 6, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 30th day of November, 2023.

910 Youngs Lane, LLC,
By: Randy Arnold, Managing Member

State of Tennessee
County of Davidson

Before me, the undersigned authority of the state and county mentioned, personally appeared Randy Arnold, 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 Managing Member (or other officer authorized to execute the instrument) of 910 Youngs Lane LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the 910 Youngs Lane LLC, as Managing Member.

Witness my hand and seal this 30th day of November, 2023.

NOTARY SIGNATURE
Notary Expires: 10/4/2027

