Name and Address of New Owner:
Phil Yazbak and Darlene Yazbak
609 Ward Circle
Old Hickory, TN 37138
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1221761 DEEDWARR
12/30/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20241230-0101211

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064030B01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Fry, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Darlene Boyle Yazbak and Philip Andrew Yazbak, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 7900, Page(s) 170 through 172, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Fry, unmarried man by Warranty Deed from Jessica L. O'Neill, Co-Trustee of the Partizan Revocable Trust dated September 13, 2018 of record in Instrument No. 20220126-0009408 Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on January 26, 2022.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 609 Ward Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2024.

David Fry (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2024, before me personally appeared David Fry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of December, 2024.

Notary Signature
My commission expires: 05/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of December, 2024.

Notary Signature
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/18/2024.

Affiant Signature – Joshua A. Terry

12/ /2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/ /2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27