Karen Johnson Davidson County
Batch# 1290372 DEEDWARR
06/26/2025 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $3,252.30
20250626-0050254

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8402-WE

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 879,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2025

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.2028

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurie Elizabeth Woods	New owner	
833 Highland Park Ct		143-03-0-022.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Tim Yen, married, and John Yen, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurie Elizabeth Woods, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 24 on the Plan of Section 1, West Meade Highlands of record in Plat Book 3700, Page (s) 69 and 70, 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 Tim Yen, married and John Yen, unmarried by Warranty Deed from Georgia L. Middleman and Gary S. Burr, wife and husband of record in Instrument No. 20170602-0054963 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 02, 2017.

The above descdribed property has never been the marital residence of Grantor, Tim Yen.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **833 Highland Park Ct, Nashville, TN 37205**

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 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.

Witness our hands this the 21 day of June, 2025.

Tim Yen

Tim Yen

John Yen

STATE OF Texas

COUNTY OF Collin

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **Tim Yen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is/are the within named Grantor, and that he/she/they electronically executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 21st day of June, 2025.

Sue L Nix

Notary Public

My Commission Expires: 02/21/2028

Sue L Nix

ID NUMBER
132360934
COMMISSION EXPIRES
February 21, 2028

STATE OF _____

COUNTY OF _____

Electronically signed and notarized online using the Proof platform.

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **John Yen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is/are the within named Grantor, and that he/she/they electronically executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the _____ day of June, 2025.

Notary Public

My Commission Expires: _____

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 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.

Witness our hands this the 21 day of June, 2025.

Tim Yen

John Yen

John Yen

STATE OF _____

COUNTY OF _____

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **Tim Yen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is/are the within named Grantor, and that he/she/they electronically executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the _____ day of June, 2025.

Notary Public

My Commission Expires: _____

STATE OF Texas

COUNTY OF Bell

Before me, the undersigned electronic notary, of the State and County aforesaid, appeared via audio and video communication **John Yen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is/are the within named Grantor, and that he/she/they electronically executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 21st day of June, 2025.

Rashid Rauf

Notary Public

My Commission Expires: 09/27/2025

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Electronically signed and notarized online using the Proof platform.

True Copy of Certification

I, Hillary Monroe Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on June 24, 2025.

Signature

Date: 6/24/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 23 day of June, 2025.

Notary Public

My commission Expires: 11-8-27

SEAL

JAMES A. WALCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-6118-mc