FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$445,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/07/2025** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1295218 DEEDWARR
07/08/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20250708-0053719

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2024

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Yung	**American Airlines Federal Credit Union**	**096-05-0-072.00**
2640 Woodberry Drive Nashville, TN 37214	**P.O. Box 619001, MD 2100 DFW Airport,TX 75261**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alena Mehic, an unmarried woman and Nicholas Clark Curee, an unmarried man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Yung, an unmarried 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 Lot No. 123 on the Plan of Woodberry Park of record in Plat Book 2133, Page 117, in the Register's Office for Davidson County, Tennessee. Said Lot No. 123 fronts 77 feet on the Northerly side of Woodberry Drive and Runs back 351.1 feet on the Easterly line and 342.7 feet on the Westerly line, to a dead line in the rear measuring 77.6 feet thereon.

Being the same property conveyed to Alena Mehic, an unmarried woman and Nicholas Clark Curee, an unmarried man, as tenants in common with right of survivorship by Warranty Deed dated September 29, 2022 from Rachel Lee, unmarried, recorded October 7, 2022, in Instrument Number 20221007-0110496, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2640 Woodberry Drive, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **July, 2025**.

Nicholas Clark Curee

Alena Mehic

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Alena Mehic, an unmarried woman and Nicholas Clark Curee, an unmarried man,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **7th** day of **July, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Shorer, 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 7-7-25 (date of document).

Alex Shorer
Affiant Signature

7-8-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of July, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25