WARRANTY DEED

Karen Johnson Davidson County
Batch# 1315573 DEEDWARR
08/28/2025 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $366.30
20250828-0068864

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1.31.29

(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Sahion and Michael Morkos	Michael Sahion and Michael Morkos	65
(NAME) 14345 Lebanon Road	(NAME) 14345 Lebanon Road	13
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	111.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Syda Ung, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael Sahion and Michael Morkos, as tenants in common with rights of survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being a 1.197, more or less, acre tract of land lying in the Second Civil District of Davidson County, Tennessee, and being a portion of the Maurice W. Pinson, Trustee, property as of record in Book 4724, Page 730, Register's Office, Davidson County, Tennessee, and Being Tract Two on a survey of Tulip Grove Woods prepared by Ragan-Smith & Associates, dated November 23,1983, (not of record), and being more particularly described as follows:

Beginning at a point on the southerly margin of Lebanon Road (U.S. 70-N), said point being the most northeasterly corner of the Berhop Investments, Inc. property as of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, and being the most northwesterly corner of the herein-described tract; thence with the southerly margin of Lebanon Road North 72 degrees 59'54" East a distance of 155.39 feet to a point; thence continuing with a curve to the left having a radius of 2397.7 feet, a delta of 01 degrees 09' 18", a chord bearing of North 72 degrees 25' 15" East an arc distance of 48.33 feet to a point; thence leaving the southerly margin of Lebanon Road and with the common line of the herein-described tract and Tract 3 on the aforementioned survey of Tulip Grove Woods, being the Eatherly Family Holding company property as of record in Book 7443, Page 477, Register's Office, Davidson County, Tennessee, and with a return curve to the right having a radius of 25.0 feet, a delta of 88 degrees 48'50", a chord bearing of South 63 degrees 44'59" East an arc distance of 38.75 feet to a point; thence continuing South 19 degrees 20'20" East a distance of 174.91 feet to a point; thence continuing South 72 degrees 58'24" West a distance of 298.62 feet to a point; thence leaving the northerly line of said Eatherly Family Holding Company property and with the easterly line of the aforementioned Berhop Investments property North 00 degrees 25'51" East a distance of 207.93 feet to the point of beginning, containing 1.197 acres, more or less.

Included in the above description but expressly excluded from this conveyance is tract of land conveyed to the State of Tennessee of record in Book 9637, Page 345, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Syda Ung, married, and Samantha Chuun, unmarried by Warranty Deed from Charles Phillip McCray, Sr., unmarried, dated 03/31/1997, of record in Book 10403, Page 568, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Syda Ung, unmarried by Quitclaim Deed from Samantha Chhun, unmarried, and Kevin Som, unmarried, dated 06/08/2004, of record in Instrument 200406090068331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 4850 Lebanon Pike, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 27th day of August, 2025.

Syda Ung

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Syda Ung, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2025.

Notary Public
My Commission Expires: 1.31.29

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 27, 2025.

Lissa Groom
Affiant
Date: August 27, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27 day of August, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON