This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24552-AP

Karen Johnson Davidson County
Batch# 1323283 DEEDWARR
09/17/2025 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,629.85
20250917-0074088

STATE OF ~~TENNESSEE~~ ES Missouri
COUNTY OF St. Charles

The actual consideration or value, whichever is greater, for this transfer is $440,500.00.

Affiant

ERIN SCHOMAEKER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 24, 2025
ST. CHARLES COUNTY
COMMISSION #21034456

Subscribed and sworn to before me, this 6th day of August, 2025.

Notary Public
My Commission Expires: Oct 24, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Shaun Young Jeanne Louise Young 77 Kendall Park Drive Nashville, TN 37217	Christopher Shaun Young Jeanne Louise Young 77 Kendall Park Drive Nashville, TN 37217	149-03-0B-055.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Mark G. Addington and Kristen L. Addington, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Shaun Young and Jeanne Louise Young, husband and wife**, 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. 48 on the Plan of Phase Two, Kendall Park of record in Instrument No. 20020807-0094808, 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 Mark G. Addington and Kristen L. Addington, husband and wife, by Warrant Deed from Ki Sung Kim and wife, Yeon Sook Kim Min, dated February 23, 2021, recorded March 1, 2023, of record in Instrument No. 20210301-0025138, Register's Office for Davidson County, Tennessee.

This is improved property located at: **77 Kendall Park Drive, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 6th day of August, 2025.

GRANTOR:

Mark G. Addington

Kristen L. Addington

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark G. Addington and Kristen L. Addington, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

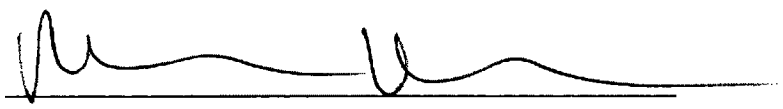
WITNESS my hand and seal at office this 6th day of August, 2025.

Notary Public
My Commission expires: May 1, 2027

LAKEISHA MALLETT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 1, 2027
Acting in the County of LIVINGSTON

Tennessee Certification of Electronic Document

I, ___**Meghan Napoli**_____, do herby 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 **8-6-25** (date of document).



Affiant Signature

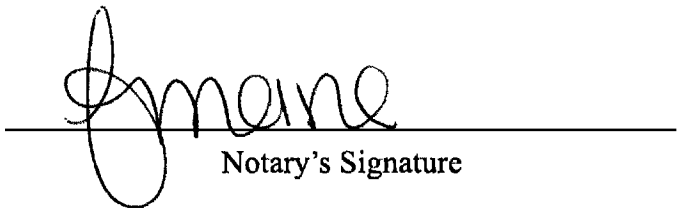
08/06/2025

Date

State of **Missouri**

County of **St. Louis**

Sworn to and subscribed before me this **6th** day of **August**, 20**25**.



Notary's Signature

MY COMMISSION EXPIRES: Jan 30 2026

NOTARY'S SEAL:

FRANCES K MEINE
Notary Public - Notary Seal
Warren County - State of Missouri
Commission Number 22630412
My Commission Expires Jan 30, 2026