WARRANTY DEED

Karen Johnson Davidson County
Batch# 1326281 DEEDWARR
09/24/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.87
20250924-0076213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1531

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kang You Lee	Newfi Lending	070-07-0U-005.00-CO
(NAME)	(NAME)	
10631 Waycross Dr	2100 Powell Street, Suite 730	
(ADDRESS)	(ADDRESS)	
Huntersville NC 28078	Emeryville, CA 94608	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand One Hundred And No/100 Dollars ($515,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES YOUNG SUN YUM AND HANNA YUM, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KANG YOU LEE, A MARRIED MAN, A,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 5 as established by and shown in the site map in the Declaration of Covenants, Conditions and Restrictions for 910 Youngs Lane Townhomes, A Horizontal Property Regime with Private Elements of record at Instrument No. 20210317-0035584, and First Supplement of record at Instrument No. 20210601-0073258, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 910 Youngs Lane LLC by Quitclaim Deed from Arnold Homes LLC of record in Instrument No. 20250103-0000440, Register's Office for Davidson County, Tennessee, dated December 26, 2024 and recorded on January 03, 2025.

Being the same property conveyed to Charles Young Sun Yum and Hanna Yum, husband and wife by Warranty Deed from 910 Youngs Lane, LLC of record in Instrument No. 20250103-0000441, Register's Office for Davidson County, Tennessee, dated December 26, 2024 and recorded on January 03, 2025.

The Grantor further covenants that the property is not the usualpalce of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 910 Youngs Ln. Unit 5, Nashville, TN 37207
(House No.) (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 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 12th day of Sept., 2025.

Charles Young Sun Yum

Hanna Yum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of Sept., 2025, before me personally appeared Charles Young Sun Yum and Hanna Yum, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 September 19, 2025.

Signature
September 19, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 19, 2025

Notary's Signature

My Commission Expires: 4-03-29

