Karen Johnson Davidson County
Batch# 1335930 DEEDWARR
10/20/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20251020-0083271

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Benjamin Burton	NEW OWNER	070 07 0U 004.00
(NAME)	(NAME)	
910 Youngs Lane, Unit #4	910 Youngs Lane, Unit #4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Charles Young Sun Yum and Hanna Yum, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Benjamin Burton, a single man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 4 as established in 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 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. 20250123-0005328, in the Register's Office of Davidson County, Tennessee, dated December 26, 2024, and recorded on January 23, 2025.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF LOTS 43 & 44, FREE SILVER PLAN, as recorded in Plat Book 4300, Page 35.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210317-0035584 as Supplemented in Instrument No. 20210601-0073258.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200827-0097534.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20201217-0149774.
Charter for 910 Youngs Lane Townhouse Corporation recorded as Instrument No. 20210310-0031521.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 910 Youngs Lane, Unit #4, 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.

Effective the 17th day of October, 2025.

Charles Young Sun Yum

Hanna Yum

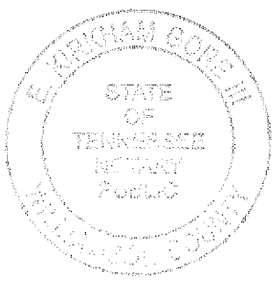
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 17th day of October, 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: 4/12/27



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 17 day of October, 2025.

K. Thomas Sidwell
Date: 10-17-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 17 day of October, 2025.

Notary Public
My Commission Expires: 1-21-26

