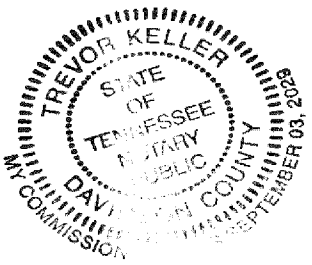
Karen Johnson Davidson County
Batch# 1349753 DEEDWARR
11/21/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20251121-0093180

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203



STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00

Affiant

Subscribed and sworn to before me, this 12 day of November, 2025.

Notary Public
My Commission Expires: _____

-

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Anderson Taylor and Shannon Yan 124 Creighton Avenue, Nashville, TN 37206	New Owner	Tax Parcel ID No._____ 083-03-0D-001-00,

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE DOYLE AND SEAN ROBERT YAROS, WIFE AND HUSBAND,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANDERSON TAYLOR AND SHANNON YAN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 124 Creighton Avenue Townhomes, a Horizontal Property Regime with Private elements of record as Instrument No. 20131017-0108563, and being shown on Plat attached thereto as Exhibit "B", 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 Anne Doyle and Sean Robert Yaros, wife and husband by Deed dated July 27, 2022 from Brandy R. White-Johnson and Fredolf G. Johnson, IV, wife and husband, recorded July 29, 2022, in Instrument Number 202207290086646, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **124 Creighton Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer,

delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7 day of November, 2025.

Anne Doyle
ANNE DOYLE

Sean Robert Yaros
SEAN ROBERT YAROS

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE DOYLE AND SEAN ROBERT YAROS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7 day of November 2025.

Official Seal
THOMAS BENJAMIN CARVER
Notary Public, State of Illinois
Commission No. 1007478
My Commission Expires March 28, 2029

Thomas B Carver
Notary Public
My Commission Expires: 03/28/2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/17/2025** (date of document).

Affiant Signature

11/17/2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY