WARRANTY DEED

Karen Johnson Davidson County
Batch# 1425311 DEEDWARR
05/27/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260527-0047889

File #26-TC-0610-C

(SEAL)

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 2/17/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha Ryholt and Michael Middleton	Same as new owner	
(NAME)	(NAME)	
610 Vernon Avenue		**091 09 2L 002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged,

YOUSSI HOME SALES, LLC, AN IOWA LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SAMANTHA RYHOLT, UNMARRIED,AND MICHAEL MIDDLETON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 608 VERNON AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20231107-0087005, Register's Office for said County, and being shown on Plan attached thereto as Exhibit B, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Youssi Home Sales, LLC, an Iowa Limited Liability Company, by Warranty Deed from Urban Capital, LLC, a Tennessee limited liability company, of record in Instrument No. 20231107-0087004, in the Register's Office of Davidson County, Tennessee, dated November 02, 2023 and recorded on November 07, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF WESTOVER SUBDIVISION OF LOT NO. 37, COCKRILL PLAN, as recorded in Plat Book 421, Page 25.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20231107-0087005.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20240906-0068742.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 610 Vernon Avenue, Nashville, TN 37209.

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), their heirs and 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), 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 my/our hand(s) this the 26th day of May, 2026.

Youssi Home Sales, LLC, an Iowa Limited Liability Company

By:_____
John Bishop, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

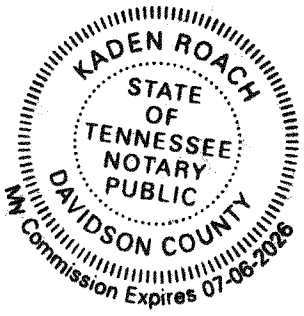
Before me, Kaden Roach of the state and county mentioned, personally appeared Shane Youssi, Member of Youssi Home Sales, LLC and John Bishop, Authorized Agent of Youssi Home Sales, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Authorized Agent of Youssi Home Sales, LLC, the within named bargainor, a Limited Liability Company, and that such Shane Youssi, Member of Youssi Home Sales, LLC and John Bishop, Authorized Agent of Youssi Home Sales, LLC as such Member and Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 26th day of May, 2026.

_____
Notary Signature

Printed Name: Kaden Roach

My commission expires:_____



Certificate of Authenticity

I, Kimberly Hollingshead, 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 05/26/2026.

Kimberly Hollingshead

Date: 05/26/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of May, 2026.

JASON M. COLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/5/29