This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Y Johnson Davidson County
Batch# 146314 **DEEDWARR**
09/28/2018 09:05:13 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20180928-0096167

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $245,000.00.

Affiant

Subscribed and sworn before me this the 25th day of September, 2018.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy J. Rurkowski and Lauren M. Rurkowski 4933 Algonquin Trail Antioch, TN 37013	NEW OWNER	162-03-0 386.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, YJ INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY J. RURKOWSKI AND LAUREN M. RURKOWSKI, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Haywood Hills, Section 5, of record in Book 5674, Pages 143 & 144, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to YJ Investments, LLC by deed from Carmen M. Streiff, dated 07/14/2017, of record in Instrument No. 20170719-0072857, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4933 Algonquin Trail, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of September, 2018.

YJ Investments, LLC

By: Member
Ibis Rosales Palma, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ibis Rosales Palma, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ibis Rosales Palma as such member.

Witness my hand and official seal this 25th day of September, 2018.

My Commission Expires: 12/1/20

Notary Public

JASON R. JONES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY