Karen Johnson Davidson County
Batch# 215665 DEEDWARR
04/09/2019 10:38:05 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40
20190409-0032225

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Please Ret → **THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Suzanne Yeik and John L. Yeik	Suzanne & John Yeik	**146-12-31**
(NAME)	(NAME)	
5024 Timberhill Drive	850 Powell Grove Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190737

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dorris B. Calvin, Jr. and and David M. Calvin and and Cora C. Dickson** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Suzanne Yeik and John L. Yeik**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 342 on the Plan of Crieve Hall Estates, Section Five, as shown on plat of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Dorris B. Calvin and wife, Jewell H. Calvin by Deed dated November 3, 1954 and filed of record in Book 2304, page 313, Register's Office for Davidson County, Tennessee. Jewell H. Calvin having since died February 21, 1999, leaving Dorris B. Calvin as surviving tenant by the entirety. And further conveyed to Cora C. Dickson, Dorris B. Calvin, Jr., and David M. Calvin by Quitclaim Deed from Dorris Brown Calvin dated November 16, 2009 and filed of record in Instrument No. 20091130-0108764, said Register's Office.

Dorris Brown Calvin and Dorris B. Calvin are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2277, page 110, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 5024 Timberhill Drive, Nashville, TN 37211
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of April, 2019

Dorris B. Calvin, Jr.

David M. Calvin, By: Dorris B. Calvin, Jr. Attorney- in-Fact

Cora C. Dickson, By: Dorris B. Calvin, Attorney-in-Fact

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorris B. Calvin, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of April, 2019.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Dorris B. Calvin, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David M. Calvin, and who acknowledged that he/she executed the same as the free act and deed of David M. Calvin.

Witness my hand, at office, this 8th of April, 2019.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Dorris B. Calvin, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cora C. Dickson, and who acknowledged that he/she executed the same as the free act and deed of Cora C. Dickson.

Witness my hand, at office, this 8th of April, 2019.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY