Karen Johnson Davidson County
Batch# 237318 DEEDWARR
05/31/2019 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20190531-0051905

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 307,500.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of May, 2019

Notary Public

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

My Commission expires 10 / 7 / 19

NAME AND ADDRESS OF PROPERTY OWNER:
Timothy Yoder
Nancy Presti
2213 Cabin Hill Rd.
Nashville, TN 37214-1409
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 06513001100

WARRANTY DEED

19NT00318 04

Effective the 30th day of May, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MICHAEL E. MURAWSKI

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TIMOTHY D. YODER, AN UNMARRIED MAN, AND NANCY PRESTI, A MARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Sunset View, Section 7, as of record in Book 2900 at page 109, Register's Office for said County, Said Lot No. 477 fronts 90 feet on the westerly side of Cabin Hill Road and extends back between parallel lines 225 feet to a dead line.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Michael E. Murawski, by Warranty Deed from Jacqueline D. Smith Executrix of the Estate of Tommie Smith Hipsher, dated 1/30/2019 and recorded 2/15/2019 in Document 20190215-0014176, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2213 Cabin Hill Rd, Nashville, TN 37214.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30th day of May, 2019

Michael E. Murawski

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Michael E. Murawski** the within named bargainer 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 the 30th day of May, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

CERTIFICATE OF AUTHENTICITY

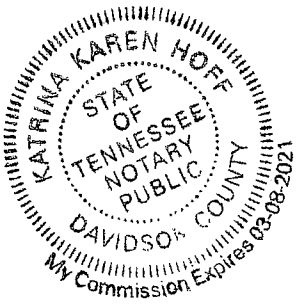
I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: