Karen Johnson Davidson County
Batch# 237452 DEEDWARR
05/31/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $713.73
20190531-0052137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,900.00.

Jessica Cancelle
Affiant

Subscribed and sworn to before me, this 31st day of May, 2019.

Notary Public

My commission expires: 3/8/21

(Notary Stamp)

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Derek Youmans	**Derek Youmans**	**149-02-0F-026.00-CO**
150 Shiaway Court	**150 Shiaway Court**	
Nashville, TN 37217	**Nashville, TN 37217**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jordyn Edwards, unmarried

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Derek Youmans, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 26 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, 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 Jordyn Edwards, unmarried by Warranty deed from J2k Builders, LLC of record in Instrument No. 20150708-0066148 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 08, 2015.

This is **improved** property known as **150 Shiaway Court, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2019.

Jordyn Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordyn Edwards, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 31st day of May, 2019.

Notary Public
My Commission Expires: 5/19/20

Rebecca A. Dohoda Notary Public State of Tennessee Rutherford County

SolomonParks File No. 19-000204-525

SP 11/2015

True Copy Certification

I, Jessica Lascelle 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 according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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

