Karen Johnson Davidson County
Batch# 257324 DEEDWARR
07/16/2019 09:27:48 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190716-0069269

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Kelly Dodson
4252 Samoa Drive
Hermitage, TN 37076

MAP: 075 GROUP 6 PARCEL: 050.00

FOR AND IN CONSIDERATION of Two Hundred Forty Thousand ($240,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Burgess Harrison Yonts and Janice Faye Yonts,*** have bargained and sold, and by these presents do transfer and convey unto, ***Kelly Dodson***, her heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, Tennessee, as follows:

Being Lot No. 296 on the Plat of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, Page 23, Register's Office of Davidson County, Tennessee.

Said Lot No. 296 fronts 75.0 feet on the northwesterly margin of Samoa Drive and runs back between lines measuring 125.0 feet on the northeasterly line and 134.2 feet on the southwesterly line to a dead line in the rear measuring 97.45 feet thereon.

Being the property conveyed to Burgess Harrison Yonts, unmarried and Janice Faye Yonts, married, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 10/2/2013, recorded 10/8/2013, in Instrument No. 20131008-0105565, Register's Office of Davidson County, Tennessee.

Subject to all matters of plat of record in Plat Book 3700, Page 23, Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 3924, Page 25, and amended in Book 3952, Page 881, Register's Office of Davidson County, Tennessee.

Possession with deed.

2019 taxes shall be prorated.

This property is not the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Kelly Dodson***, her heirs and assigns, forever. And we covenant with the said, ***Kelly Dodson,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Kelly Dodson,*** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 11th day of July, 2019.

Burgess Harrison Yonts

Janice Faye Yonts

Janice Faye Yonts

STATE OF Tennessee
COUNTY OF Macon

Before me, a Notary Public in and for said State and county, personally appeared, ***Burgess Harrison Yonts,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee this the 15th day of July, 2019.

NOTARY PUBLIC

ASHLEY N. HANSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

MY COMMISSION EXPIRES: 2/11/2021

STATE OF Kentucky
COUNTY OF Muhlenberg

Before me, a Notary Public in and for said State and county, personally appeared, ***Janice Faye Yonts,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Greenville, Kentucky, this the 11th day of July, 2019.

Leslie Cornette
NOTARY PUBLIC

LESLIE CORNETTE #550877 NOTARY PUBLIC STATE AT LARGE

MY COMMISSION EXPIRES: 3/10/2020

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kelly Dodson
AFFIANT

Subscribed and sworn to before me this 15th day of July, 2019.

Ashley N. Hansen
REGISTER OR NOTARY

ASHLEY N. HANSEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MACON

MY COMMISSION EXPIRES: 2/11/2021

Ast/RE-17587 WD Yonts to Dodson