Karen Johnson Davidson County
Batch# 268916 DEEDWARR
08/09/2019 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.26
20190809-0079320

STATE OF OHIO
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $279,800.00.

Mary Perdok AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of February, 2019.

JANE SANNITI NOTARY PUBLIC

My commission expires: 08/06/2022

JANE SANNITI, NOTARY PUBLIC, COUNTY OF CUYAHOGA, STATE OF OHIO

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Susan Pell and Hazel Pell	Susan & Hazel Pell	10804018300
(NAME)	(NAME)	
1056 Fitzpatrick Road	1056 Fitzpatricks Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	

M.I.S. FILE NO 1686847

Warranty Deed

For and in Consideration of the sum of $279,800.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Scott Yates and Kimberly Yates, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Susan Pell, unmarried and Hazel Pell, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 357, on the plan of Larchwood, Section 7, as shown on plat of record in Plat Book 6900, Page 274, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott Yates, an unmarried man, by deed from Stephanie M. Yates, divorced, dated August 19, 2010 and recorded as Instrument No. 20100825-0067108,
Register's Office for Davidson County, Tennessee. Scott Yates having since married.

Kimberly Yates, wife of Scott Yates, joins in the execution of this instrument for the sole purpose of relinquishing any and all of he rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 1056 Fitzpatrick Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of February, 2019.

Scott Yates

Kimberly Yates

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Yates and Kimberly Yates, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of February, 2019.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

TRUE COPY CERTIFICATION

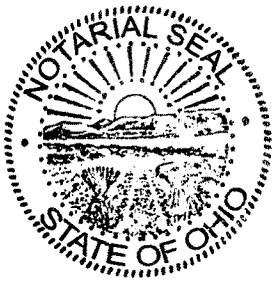
I, Angelia Webb, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm, a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 6.26.22
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022