Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 274267 **DEEDWARR**
08/21/2019 07:55:07 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190821-0083685

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

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

Notary Public
My commission expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

06-1907-77248

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Russell W. VanZomeren 1218 Greenfield Ave Nashville TN 37216	New Owner	072-03-0-305.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Yvonne Richards, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Russell W. VanZomeren and Sarah Jessup, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the East one-half (1/2) of Lot No. 104, on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the south side of Greenfield Avenue and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Aaron L. Richards, a single person and Yvonne N. Burke, a single person by deed from Nick T. Lamberth and Nikki D. Lamberth, husband and wife, dated May 22, 2001, recorded May 30, 2001, of record in Instrument No. 20010530-0056039. Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Yvonne Richards by Quitclaim Deed from Aaron Richards and wife, Tiffany Hatcher, dated May 24, 2019, recorded May 24, 2019, of record in Instrument No. 20190524-0049449, Register's Office for Davidson County, Tennessee.

Yvonne Richards and Yvonne N. Burke are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1218 Greenfield Ave, Nashville, TN 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-KU-19-1218

WITNESS my hand this 15 day of August, 2019.

Yvonne Richards

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Yvonne Richards** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 15 day of August, 2019.

State of Tennessee at Large

My Commission expires: 5/17/21

