Karen Johnson Davidson County
Batch# 278329 DEEDWARR
09/03/2019 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20190903-0088320

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the _____ day of August, 2019.

Notary Public
My commission expires:

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jocelyn Dance Trimble 213 Rayon Dr. Old Hickory, TN 37138	Citizens Bank 6100 Tower Circle Suite 600 *TNF100 Franklin, TN 37067	044-09-0 021.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS B. YETTON AND ASHTIN YETTON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOCELYN DANCE TRIMBLE, MARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 244 on the map of Rayon City, Old Hickory, Tennessee, of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 244 fronts 50 feet on the Southerly margin of Rayon Drive and extends back between parallel lines 150 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Travis B. Yetton, an unmarried man, by deed from Roberth A. Lamer, married, dated January 26, 2016, of record in Instrument No. 20160128-0008272, said Register's Office.

Ashtin Yetton joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN **213 Rayon Dr., Old Hickory, TN 37138.**

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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.

Witness my hand this the 30 day of August, 2019.

Travis B. Yetton

Ashtin Yetton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Travis B. Yetton and Ashtin Yetton, 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 and official seal this 30 day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

