Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2375

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2019

Notary Public

Commission Expires: _____

MARKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY OF My Comm. Expires June 26, 2021

Karen Johnson Davidson County
Batch# 296725 DEEDWARR
10/07/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20191007-0102208

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Krekeler 1730 Sprucedale Drive Antioch, TN 37013	New Owner	175-02-0E-010.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Beter Yoakeem, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica H. Krekeler, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 3001, on the plan of Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170815-0083582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company by Warranty deed from Luther Marie Vaughn, Trustee u/a/d October 30, 1998 of the Vaughn Revocable Living Trust Agreement of record in Instrument No. 20050415-0042164 Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 15, 2005.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim deed from Old Hickory Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20180409-0033185 Register's Office for Davidson County, Tennessee, dated April 04, 2018 and recorded on April 09, 2018.

Being the same property conveyed to Beter Yoakeem, single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180510-0045014 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on May 10, 2018

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1730 Sprucedale Drive, Antioch, TN 37013

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 and assigns forever; and we so covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of September, 2019.

Beter Yoakeem

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beter Yoakeem** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of September, 2019.

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

Jami K. Averwater
Notary Public
My Commission Expires: 01-03-22

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)