WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

O-KW-20-1521

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theodore Yonke	New Owner	
(NAME) **1521 McGavock Pike**	(NAME)	**072-04-0-225.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE TREADWAY FOWLER PEARSON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THEODORE YONKE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 and the easterly 8 feet of Lot No. 31 of Block "A" on the Plan of Inglewood Gold Club Estates of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said Lot No. 32 and part of Lot No. 31 adjoins and front together 68 feet on the Northerly side of McGavock Pike, formerly Williams Ferry Road and run back between lines as measured from the center line of said road, 200 feet to a dead line.

Being the same property conveyed to George Treadway Fowler Pearson, an unmarried man by Quitclaim Deed deed from George Treadway Fowler Pearson f/k/a Treadway Pearson Strickland, an unmarried man of record in Instrument No. 20181113-0111848 Register's Office for Davidson County, Tennessee, dated November 12, 2018 and recorded on November 13, 2018. ***The Said George Treadway Fowler Pearson Strickland is one and the same as Treadway Pearson Strickland (see also Order for Name Change under Docket No. 18P1772, in the Seventh Circuit Court for the Twentieth Judicial State of Tennessee, Metropolitan Nashville - Davidson County Probate Division.***

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 98, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1521 McGavock Pike, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 351719 DEEDWARR
01/31/2020 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,705.70
20200131-0011881

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2020.

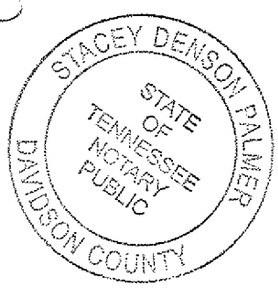
George Treadway Fowler Pearson by Ryan Terrell, attorney in fact
George Treadway Fowler Pearson, by his attorney in fact, Ryan Terrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN TERRELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE TREADWAY FOWLER PEARSON, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE TREADWAY FOWLER PEARSON.

Witness my hand and official seal, this the 31st of January, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Jennifer Pennell**, 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.

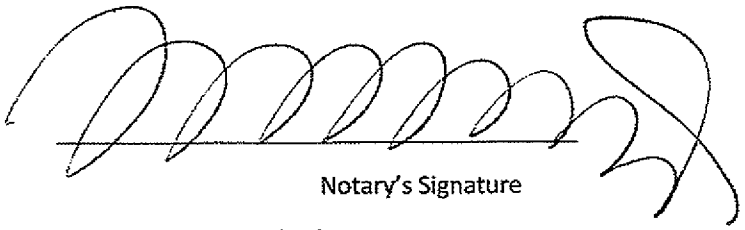


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

