WARRANTY DEED

Karen Johnson Davidson County
Batch# 379650 **DEEDWARR**
03/31/2020 10:09:52 AM 5 pgs
Fees: $28.00 Taxes: $1,572.50

20200331-0034305

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of MARCH 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
Sidwell & Barrett, PC, 121 First Ave, Suite 200, Franklin, TN 37064, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Yanok	NEW OWNER	142 15 0B 009.00;
(NAME)	(NAME)	
115 Belle Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged,

Linda Kay Rice Newcomb, as Administratrix of the Estate of William M. Rice, Probate Case No. 19P-1024 in the Probate Court for Davidson County, Tennessee and Linda Kay Rice Newcomb, individually, Patricia Ann Rice Dennis, Robert Lee Rice, Jr. and Sandra Gail Rice, heirs-at-law, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **George Yanok and Laura Hill, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 9 on the Plan of Belle Wood Glen of record in Book 6900, Page 190, Register's Office for said County to which plan reference is hereby made.
Being the same property conveyed to William M. Rice, unmarried by Warranty Deed from Susan M. Sansone, unmarried, dated 11/15/2001 and recorded 11/21/2001, of record in Instrument 20011210127914, Register's Office for Davidson County, Tennessee.

The said William M. Rice died intestate on 01/04/2019 , leaving the said Linda Kay Rice Newcomb, Patricia Ann Rice Dennis, Robert Lee Rice. Jr. and Sandra Gail Rice as his/her sole heirs at law as evidenced in File No. 19P1024 , Probate Court Clerk's Office for Davidson County, Tennessee. See also Affidavit of Heirship recorded simultaneously herewith.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 6900, Page 190, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 6707, Page 290, Book 6980, Page 562, Book 7121, Page 5, and Book 9017, Page 797, Register's Office for Davidson County, Tennessee,
Charter of Belle Wood Glen Homeowner's Association record in Book 7145, Page 312, and Book 8339, Page 617, Register's Office for Davidson County, Tennessee.

File No.: 674786
Warranty Deed TN

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 115 Belle Glen Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 30th day of March 2020.

Linda Kay Rice Newcomb, as
Administratrix of the Estate of William M. Rice

Linda Kay Rice Newcomb, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Linda Kay Rice Newcomb**, as Administratrix of the Estate of William M. Rice, Probate Case No. 19P-1024 in the Probate Court for Davidson County, Tennessee, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, and official seal, this 30th day of March 2020.

My commission expires: 8/15/21

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this 30th day of March 2020.

My Commission Expires: 8/15/21

NOTARY PUBLIC

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

File No.: 674786
Warranty Deed TN

Witness my hand this 26 day of March 2020.

Patricia Ann Rice Dennis

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Patricia Ann Rice Dennis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2020.

My commission expires: 12/13/2022

Notary Public

HEIDI R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Dec. 13, 2022

Witness my hand this 26 day of March 2020.

Robert Lee Rice

Robert Lee Rice, Jr.

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Robert Lee Rice, Jr., with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of March, 2020.

My commission expires: 10-22-2023 Dustin Cummins
Notary Public

DUSTIN CUMMINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Witness my hand this 26th day of March 2020.

Sandra Gail Rice

Debra Wright
Notary Public
State of Tennessee
My Commission Expires:
August 25, 2020

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sandra Gail Rice, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2020.

My commission expires: 8/25/20

Notary Public