Karen Johnson Davidson County
Batch# 389287 DEEDWARR
04/21/2020 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200421-0041684

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of April, 2020.

NOTARY PUBLIC

My commission expires: 5.22

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarahbeth Yamiolkowski and Jessie A. Yamiolkowski	Navy Federal Credit Union	136-13-0-075.00
(NAME)	(NAME)	
212 Sailboat Drive	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Vienna, VA 22180	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Hollace R. McKinley and Myrna McKinley, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sarahbeth Yamiolkowski and Jessie A. Yamiolkowski, both unmarried, joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 557 , as shown on the map entitled Edge-O-Lake Estates, Section 13, of record in Book 4175, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Hollace R. McKinley and Myrna McKinley, husband and wife, by Warranty Deed from Farrah Young, Individually and as Executor of the Estate of Carol Jenkins, dated August 20, 2019 and recorded August 22, 2019 in Instrument No. 20190822-0084739, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 212 Sailboat Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 17th day of April, 2020.

Hollace R. McKinley

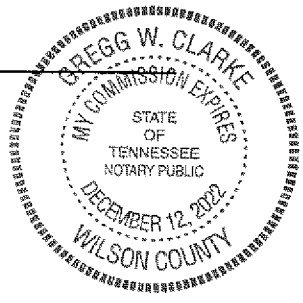
Myrna McKinley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hollace R. McKinley and Myrna McKinley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2020.

Notary Public
My Commission Expires:



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.