THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Charles Henson
1924 Old Hickory Blvd.
Brentwood, TN 37027
SEND TAX BILLS TO:
Charles Henson
1924 Old Hickory Blvd.
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 397894 **DEEDWARR**
05/08/2020 12:41:59 PM 2 pgs
Fees: $13.00 Taxes: $514.30

20200508-0048181

WARRANTY DEED
(Map 057; Parcel 062.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **KRISTI YOHO, Individually and as heir of Paul E. Richardson,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfers and conveys unto **CHARLES HENSON** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Part of Lot No. 1, Robert Cato Farm Subdivision, according to plat and survey of same appearing of record in Plat Book 421, Page 85, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows.

BEGINNING at a point in the center of Cato Road South 82° 30' East 200 feet from the northwest corner of the part of said Lot No. 1 conveyed to William Soley Henderson by deed from Sarah Ann Shook of record in Book 636, Page 164, Register's Office for said county; thence South 43° 15' East 119 feet to a point; thence South 42° 15' East 146 feet to a point; thence South 32° 45' West 146 feet to a point; thence North 59° 15' West 269 feet to a point in the centerline of an access road; thence North 25° 30' East 202.4 feet to a point; thence with the same South 82° 30' East 40 feet to the point of beginning.

BEING the same property conveyed to Paul E. Richardson, unmarried, by Warranty Deed dated April 30, 1996, from Hamlin Gates Mooreland and Johnetta Johnson Mooreland, recorded May 10, 1996 in Book 10046, Page 277, in the Register's Office of Davidson County, Tennessee. The said Paul E. Richardson died intestate December 6, 2016, leaving title in the subject property vested in wife, Kristi Yoho, as according to the State of Tennessee laws of intestate succession. Affidavit of Heirship recorded simultaneously herewith in Book _____, page _____, in the Register's Office of Davidson County, Tennessee. 20200508-0048180

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4511 Cato Road, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 30th day of April, 2020.

X Kristi Yoho

KRISTI YOHO, Individually and as heir of Paul E. Richardson

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

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

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J. KA[illegible] TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of April, 2020.

Notary Public

My commission Expires: May 15th, 2021

J. KA[illegible] TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN

File No. GTS2-2020-98