Karen Johnson Davidson County
Batch# 398196 DEEDWARR
05/11/2020 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20200511-0048597

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

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

Notary Public
My commission expires: 03/02/21

SETH A. DEARINGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-2004-38943

Address of New Owner:	Send Tax Bills to:	Tax Information:
Constantin Gheorghe 3108 Cloverwood Dr. Nashville TN 37214	Constantin Gheorghe 3108 Cloverwood Dr. Nashville, TN 37214	096-10-0-277.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Theresa Yates, a single person** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Constantin Gheorghe, a married man and Marin George, a married man as tenants in common,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 565 on the Pan of Cloverhill, Section No. VIII, as of record in Plat Book 2331, Page 10 & 11, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Theresa Yates by Quit Claim Deed from Royce E. Yates Jr., date April 29th, 2020 and recorded _____, 2020 of record in Book _____, page _____, Register's Office, Davidson County, Tennessee. 202005110048596

Further being the same property conveyed to Royce E. Yates Jr. and wife, Theresa Yates by deed from Royce E. Yates, Sr. and wife, Teresa Ann Yates dated October 31, 2003 and recorded November 5th, 2003 of record as instrument no. 20031105-0162543, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3108 Cloverwood Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 30th day of April, 2020.

Theresa Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Theresa Yates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of April, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/08/2021

True Copy Certification

I, Ashley Morgan, 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, Seth A. Dearinger notary public for this county and state, Ashley Morgan 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: 03/08/21

{Notary' Seal}

