Karen Johnson Davidson County
Batch# 418872 DEEDWARR
06/18/2020 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,403.14
20200618-0063936

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/02/2023

(AFFIX SEAL)

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaundra Simpson	Owner at owner's address	
(NAME)	(NAME)	05915018800
2604 Walker Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Arthur S. Yokley Sr. and Jacqueline Yokley, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaundra Simpson, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of Haynes Heights, Section 5 of record in Plat Book 3842, Page 248, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Walker Lane, at the common corner of Lots 10 and 11; thence with the line between said lots, westerly 318.5 feet to a point; thence North 80 deg. 2' West 138.6 feet to a point; thence North 29 deg. 39' west 10 feet to the common rear corner Lots 11 and 12; thence with the line between said lots easterly 417.28 feet to a point in the westerly margin of Walker Lane; thence with the same, southerly 105 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY: 2604 Walker Lane, Nashville, TN 37207

Being the same property conveyed to Arthur S. Yokley, Sr. and Jacqueline Yokley by virtue of that certain Warranty Deed dated April 1, 2019, and being of record at Instrument No. 20190403-0030501, in the amount of $196,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Rufus H. Dickey and Mary H. Dickey by virtue of Deed dated November 23, 1977 at Book 5228, Page 559 in the said Register's Office. Mary H. Dickey died on or about March 4, 2014, leaving Rufus H. Dickey as the surviving tenant by the entirety. The said Rufus H. Dickey died on or about March 13, 2017. The Estate was filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 17P-1042.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 3842, Page 248, Book 284, Page 489 and Book 9464, Page 140, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2604 Walker Lane Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 11th day of June, 2020.

Arthur S. Yokley Sr.

Jacqueline Yokley

Jacqueline Yokley

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Arthur S. Yokley Sr. and Jacqueline Yokley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of June, 2020.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 10/02/2023

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21