**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 455168 DEEDWARR
08/12/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20200812-0089852

File No. DH0007184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020
(AFFIX SEAL)

JESSA GROOM NOTARY STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cherri Ann Zaske | InterLinc Mortgage Services | |
| (NAME) | (NAME) | |
| 3235 Lakeshore Drive | 5875 N Sam Houston Pkwy W #300 | 054-13-0-035.00 |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN, 37138 | Houston, TX 77086 | |
| (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, I, **Terri Denise Yeargin, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cherri Ann Zaske, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being the northeasterly 70 feet of Lot No. 15 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott Property, Section I, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:**

**Beginning at a point in the center of Lakeshore Drive, formerly Pitts Avenue, the common corner of Lots Nos. 14 and 15; thence southeasterly along the line between said lots, South 41 degrees 50 minutes east 720.5 feet to a point; thence North 82 degrees 8 minutes west along the southerly margin of Lot No. 15, 72 feet to a point; thence North 41 degrees 50 minutes west 657.1 feet to the center of Lakeshore Drive; thence northeasterly along the center of said Drive, 70 feet to the point of beginning.**

**Being the same property conveyed to Terri Denise Yeargin and Judy Blackwelder, both unmarried as joint tenants with right of Survivorship by Warranty deed from Patricia J. Thurman, unmarried of record in Instrument No. 20051202-0145318 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 02, 2005.**

**Being the same property conveyed to Judy N. Blackwelder by Quitclaim deed from Terri Denise Yeargin of record in Instrument No. 20100827-0068140 Register's Office for Davidson County, Tennessee, dated August 25, 2010 and recorded on August 27, 2010.**

**Being the same property conveyed to Terri Denise Yeargin by Quitclaim deed from Judy N. Blackwelder of record in Instrument No. 20131107-0115722 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 07, 2013.**

**Being also known as 3235 Lakeshore Drive Old Hickory, Tennessee 37138.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3235 Lakeshore Drive, Old Hickory, TN 37138

| (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 6th day of August, 2020.

Terri Denise Yeargin

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terri Denise Yeargin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 6th day of August, 2020.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

# CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

