Karen Johnson Davidson County
Batch# 476267 DEEDWARR
09/15/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,896.25
20200915-0105417

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $512,500.00

Affiant

Subscribed and sworn to before me this 11th day of September, 2020.

Notary Public
My commission expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Edwin P. Yaeger	United Wholesale Mortgage	118-04-0-G00-10-0CO
51 Magnolia Farm Dr.	585 South Blvd E	
Fuquay-Varina, NC	Pontiac, MI 48341	
27526		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Carolyn F. Hindy, Trustee of Gabriela B Hindy Irrevocable Trust dated December 26, 1997** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Edwin P. Yaeger and Kelly Anderson Yaeger, a married couple**hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 233A, Cruzen Street Townhouses III, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as shown on plat of record in Instrument No. 20160627-0065529, Scrivener's Affidavit recorded in Instrument No. 20160824-008709, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn F. Hindy, Trustee of the Gabriela B. Hindy Irrevocable Trust, dated December 26, 1997, by deed from Legacy Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20171208-0125626, Register's Office for Davidson County, Tennessee, and dated December 6, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Cruzen Street Townhouses of record in Instrument No. 20160627-0065529 Register's Office for Davidson County, Tennessee.

2. Charter for Cruzen Street Townhouses III of record in Instrument No. 20160627-0065526 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20160627-0065529 iegister's Office for Davidson County, Tennessee.

This property is improved property known as 2234A Cruzen Street, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of September, 2020.

Gabriela B Hindy Irrevocable Trust dated December 26, 1997

By: _____
Carolyn F. Hindy, Trustee

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Carolyn F. Hindy, with whom I am personally acquainted, and who acknowledged themselves to be the trustee of the Gabriela B. Hindy Irrevocable Trust, and as such trustee being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Gabriela B. Hindy Irrevocable Trust.

Witness my hand, at office, this 09 day of September, 2020.

_____
Notary Public

KRISTOPHER LEE SCHAWO
MY COMMISSION EXPIRES
8-7-2021
NOTARY SEAL
#17723758
GREENE COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

My Commission expires: 8-7-21

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

