Karen Johnson Davidson County
Batch# 487769 DEEDWARR
10/01/2020 02:56:20 PM 2 pgs
Fees: $13.00 Taxes: $2,226.35
20201001-0113692

Warranty Deed

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $601,715.00. Affiant Subscribed and sworn to before me, this the 30th day of Sept, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Pembroke, LLC	Pembroke, LLC	103-12-0-111.00
4015 Aberdeen Road	4015 Aberdeen Road	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW JACOB DROKE AND JAMIE MICHELLE DROKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEMBROKE, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 21, Block "G" on the Plan of Cherokee Park, Section 2 of record in Plat Book 547, Page 175, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leo D. Yates and wife, Mary Elizabeth Yates by Deed from J. B. Rucker and wife, Pearl L. Rucker of record in Book 1782, page 37, Register's Office for Davidson County, Tennessee, dated December 10, 1949 and recorded on December 10, 1949.

Said Leo D. Yates is deceased.

Being the same property conveyed to Andrew Jacob Droke and Jamie Michelle Droke, husband and wife by Warranty deed from Lynn Yates Graham, Co-Conservator of May Elizabeth Yates and Jan M. Yates, Co-Conservator of Mary Elizabeth Yates of record in Instrument No. 20180507-0043684 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 07, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4015 Aberdeen Road, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30 day of September, 2020

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Andrew Jacob Droke

Andrew Jacob Droke

Jamie Michelle Droke

Jamie Michelle Droke

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 Andrew Jacob Droke and Jamie Michelle Droke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2020.

Notary Public

My Commission Expires: 9/2/2024

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024