39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 488520 DEEDWARR
10/02/2020 12:56:27 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20201002-0114254

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Elise Yordy and Lucas Robert Yordy 5309 Anchorage Dr Nashville, TN 37220	CapStar Bank 2002 Richard Jones Rd #300A Nashville, TN 37215	160-03-0-072.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jarod A Tanksley and Gia M Tanksley, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jordan Elise Yordy and Lucas Robert Yordy, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 304, on the Plan of Haileywood Estates, Section 8-A, as shown by plat appearing of record in Plat Book 2854, Page 82, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jarod A. Tanksley and Gia M. Norris, both being unmarried by Warranty Deed from Wilma G. Evans, an unmarried person dated 05/28/2004 and recorded 06/04/2004, of record in Instrument 200406040066414, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jarod A. Tanksley and wife, Gia M. Tanksley by Quitclaim Deed from Jarod A. Tanksley and wife, Gia M. Norris (now known as Gia M. Tanksley), dated 10/12/2004 and recorded 10/13/2004, of record in Instrument 200410130123170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5309 Anchorage Dr, Nashville, TN 37220

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/our hand(s) this the 1st day of October, 2020.

Jarod A Tanksley

Gia M Tanksley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jarod A Tanksley and Gia M Tanksley with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

- LEE E. CRANFORD - NOTARY PUBLIC AT LARGE STATE OF TENNESSEE