Box 14
G33778-4

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-7831-AP

Karen Johnson Davidson County
Batch# 492816 DEEDWARR
10/09/2020 09:09:35 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20201009-0117496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~600,000.00~~.

Affiant

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 6th day of October, 2020.

Notary Public
My Commission Expires: 8/6/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vanessa Tseng, Trustee 1452 Robert Rose Drive Murfreesboro, TN 37129	Titan Bank N.A. P.O. Box 580 Mineral Wells, TX 76068	093-13-0-386

WARRANTY DEED

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, Scott **David Yates and Carolyn Ann Yates, Trustees of IVF Trust** dated November 9, 2012, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vanessa Tseng, Trustee for Centennial Market 401K**, 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: ****U/A/D January 1, 2020**

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the easterly 66 feet of Lot No. 63 on the plan of Sigler's Addition, as of record in Plan Book 1, page 4, of the Chancery Court for said County.

Said part of Lot No. 63 fronts 66 feet on the northerly side of South Street and runs back between parallel lines 205 feet to an alley.

Being the same property conveyed to David Yates and wife, Ann Yates by Warranty Deed dated March 1, 1985 from George W. Chrite and wife, Audra Louise Chrite, of record in Book 6504, page 686, Register's Office for Davidson County, Tennessee. The said Doris Ann Yates, who is one and the same person as D. Ann Yates conveyed the property by Quitclaim Deed dated November 9, 2012 to David R. Yates, of record in Instrument No. 20121214-0115286, said Register's Office. The said David R. Yates having quitclaimed the property by Quitclaim Deed dated November 15, 2012 to Doris Ann Yates, Scott David Yates and Carolyn Ann Yates, Trustees of The IVF Trust dated November 9, 2012, with full power to sell or encumber the property without the consent of any beneficiary, of record in Instrument No. 20121227-0119621, and by Scrivener's Affidavit of Correction, of record in Instrument No. 20130522-0051877, Register's Office for Davidson County, Tennessee. The said Doris Ann Yates died on April 2, 2019, and the current Trustees are Scott David Yates and Carolyn Ann Yates.

This is improved property located at: **1502 South Street, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2020.

GRANTOR:

IVF Trust dated November 9, 2012

By: Carolyn Ann Yates as Authorized Agent for Scott David Yates as Trustee
Carolyn Ann Yates as Authorized Agent for Scott David Yates as Trustee

By: Carolyn Ann Yates, Trustee
Carolyn Ann Yates, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn Ann Yates the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Scott David Yates as Trustee of the IVF Trust dated November 9, 2012 as Authorized Agent and as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 6th day of October, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn Ann Yates, Trustee the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of IVF Trust dated November 9, 2012, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2020.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22