Karen Johnson Davidson County
Batch# 502632 DEEDWARR
10/28/2020 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20201028-0125136

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$395,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF **OCTOBER, 2020.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADDISON B. NICHOLS AND DANIEL YODER	United Wholesale Mortgage	**147-11-0-111.00**
(NAME) **2610 WESTWOOD DRIVE**	(NAME) P.O. Box 986	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS) Newark, New Jersey 07184	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TIFFANY RENE EMBRY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL YODER AND ADDISON B. NICHOLS** husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 522 on the Plan of Whispering Hills, Section II-C, of record in Plat Book 2663, Page 66 and 67, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jason Embry, married, from CML Properties, LLC and Tiffany R. Embry, by deed dated August 6, 2010, of record in Instrument No. 20100810-0063101, said Register's Office. Being further conveyed to Tiffany Rene Embry from Jason Embry by Quitclaim Deeds dated May 26, 2020, of record in Instrument No. 20200603-0057086 and 20200603-0057087, said Register's Office.

Tiffany R. Embry, Tiffany Rene Embry, and Tiffany Ranae Embry are one and the same person.

This conveyance is subject to matters shown on the Plan of record in Plat Book 2663, Pages 66 and 67; Sanitary Sewers and/or Storm Drainage Easement of record in Book 6165, Page 637; Restrictions of record in Book 2797, Page 487; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5004 LEWISDALE COURT, NASHVILLE, TN 37211**
(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 16th day of October, 2020.

TIFFANY RENE EMBRY

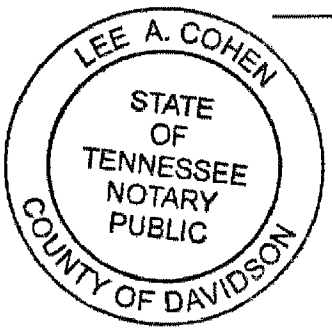
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tiffany Rene Embry**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of October, 2020.

My Commission Expires: **May 2, 2022**

Notary Public



True Copy Certification

I, Steve Berneman 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

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Moungey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021