Karen Johnson Davidson County
Batch# 524019 DEEDWARR
12/03/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201203-0140482

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of DAV }

360000.00

The actual consideration or value, whichever is greater for this transfer is: $360,000.00

Elaine C. Meldrose
Affiant Signature

Subscribed and sworn to before me on this the 24th Day of Nov, 2020.

DAWN N. KEMP
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Dawn N Kemp
Notary Public

My Commission expires 05 / 20 / 2024

NAME AND ADDRESS OF PROPERTY OWNER:
Krista Gilley and Phillip Gilley
1999 Upland Dr
Nashville TN 37216

SEND TAX BILLS TO: Quicken Loans
~~New Owner~~ 1050 Woodward Ave Detroit MI 48226
MAP AND PARCEL NUMBER: Tax ID #: 07309015400

WARRANTY DEED

20NT02887

Effective the 23 Day of Nov, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Joyce E. Yates

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Krista Gilley and Phillip Gilley, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Section Three, Burchwood Gardens, as shown on plat of record in Plat Book 2900, Page 116, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert H. Yates and wife, Joyce E. Yates, by Warranty Deed from Clyde Wright, Jr., and wife, Ann F. Wright, dated 05/16/1963 and recorded 05/24/1963 in Book 3569, page 451, Register's Office for Davidson County, Tennessee.

Robert H. Yates died 08/18/1997, leaving Joyce E. Yates as surviving tenant by entirety. Joyce E. Yates died 08/22/2020, leaving a Last Will and Testament probated in Davidson County Probate Court Case no. 20P1755.

This is an improved property commonly known as 1999 Upland Dr, Nashville, TN 37216

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23 day of November 2020

THE ESTATE OF JOYCE E. YATES

Cathie L. Welch, Executrix

CATHIE L. WELCH, EXECUTRIX

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Cathie L. Welch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix** of **The Estate of Joyce E. Yates**, the above named bargainer, and that such **Executrix** executed the foregoing instrument for the purpose therein contained.

Katrina Karen Hoff

Notary Public

My commission expires: 03-08-2021

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY