WARRANTY DEED

Karen Johnson Davidson County
Batch# 531756 DEEDWARR
12/14/2020 09:23:35 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20201214-0146354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF December, 2020

Notary Public

MY COMMISSION EXPIRES: 4/13/24
(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Logan Thomas Yucha and Lea Kathelyne Walker	New owners	
(NAME)	(NAME)	108-08-0B-016.00-CO
1109 Quail Court West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DYLAN MARKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOGAN THOMAS YUCHA AND LEA KATHELYNE WALKER, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 16 (Lot No. 14), on the Condominium Site Plan, Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Section 2, Quail Valley, of record in Book 5200, Page 395, as established by the Master Deed of record in Book 5851, Page 779; Book 5857, Pages 371-372, recorded in Book 5857, Page 502; Book 5869, Page 814; amended in Book 5884, Page 534; further amended in Book 6081, Page 130; Book 6903, Page 123; corrected in Book 9082, Page 873 and resolution in Book 11401, Page 410, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dylan Marks, an unmarried person, by Warranty Deed from Austin Guillemet, a single man, of record in Instrument No. 20180725-0072680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1109 Quail Court West, Nashville, TN 37214-4218
(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 11 day of December, 2020.

DYLAN MARKS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dylan Marks, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2020.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

Notary Public