Karen Johnson Davidson County
Batch# 573160 DEEDWARR
02/11/2021 11:11:30 AM 2 pgs
Fees: $13.00 Taxes: $860.25
20210211-0019778

3586

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 232,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ANTHONY R. GROOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Y. Ezell	Same as Owner	160 03 0 078.00
(NAME)	(NAME)	
408 Phillips Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(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, **Cynthia Y. Ezell, as Trustee of The Ruth Yankee Trust dated July 7, 1999,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Y. Ezell,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS 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 Lot No. 298 in Haileywood Estates, Section 8-A, as of record in Book 2854, Page 82, Register's Office for said County.

Said Lot No. 298 fronts 149 feet on the northeasterly side of Anchorage Drive and extends back 258.7 feet on the northwesterly line and 264.1 feet on the southeasterly line to a line in the rear on which it measures 22.5 feet.

Being the same property conveyed to Ruth Swan Yankee, as Trustee of The Ruth Yankee Trust dated July 7, 1999 from Ruth Yankee, a widow, recorded July 15, 1999, in Book 11574, Page 255, in the Register's Office for Davidson County, Tennessee. The current Trustee of the Seller Trust is Cynthia Y. Ezell, successor Trustee per the Trust Agreement to Ruth Swan Yankee, who died on May 17, 2020.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5335 Anchorage Drive (House Number) (Street) | (P.O. Address) | Nashville (City or Town) | 37220 (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 GRANTEE, her heirs. successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs, successors 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 11th day of February, 2021.

Ruth Yankee Trust Agreement dated July 7, 1999,
Grantor

By: Cynthia Y. Ezell, Trustee
Cynthia Y. Ezell, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cynthia Y. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the duly appointed and acting Trustee of the Ruth Yankee Trust Agreement dated July 7, 1999, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing for bargainor by herself as its Trustee, and further upon oath acknowledged that she did so for and on behalf of said bargainor in her capacity as Trustee, being duly authorized so to do, as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 11th day of February, 2021.

Notary Public

Commission Expires: _____

ANTHONY N. GREED STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature

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