WARRANTY DEED

Karen Johnson Davidson County
Batch# 590457 DEEDWARR
03/11/2021 03:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,207.50
20210311-0032624

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,350.00.

James A. Yokley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/2/22
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-9259-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James A. Yokley, Trustee	SAME	103150B05900
(NAME)	(NAME)	
4487 Post Place Condo #59		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Six Thousand Three Hundred Fifty And No/100 Dollars ($326,350.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY HARDAWAY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. YOKLEY, TRUSTEE OF THE CAROLYN BROWN YOKLEY IRREVOCABLE TRUST DATED MARCH 8, 2021**, 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 a certain Condominium Apartment in Davidson County. Tennessee, known as Unit 59 of the Lion's Head Condominium Apartments, a Horizontal Property Regime, created under Section 66-27-101 et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed for Lion's Head Condominium Apartments, of record in Book 5340, page 70, and as corrected in Book 5342, page 683, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the

Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made for a to the plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, more complete identification and description of such Unit.

Being the same property conveyed to Nancy Hardaway by Warranty Deed dated January 11, 2016, from Joan Sasaki Kane and Laurie Nan Sasaki, as Devisees, of record in Instrument Number 20160114-0003831, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place Condo #59, Nashville, TN 37205
(House No.) (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 successors 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 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 our hands this 10 day of March, 2021.

Nancy Hardaway

BY: Nancy Hardaway by J. Bridges POA
John Alfred Bridges, Attorney-in-fact by
Durable Power of Attorney of record in Record
Book 1900, page 1016, Register's Office for
Rutherford County, Tennessee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared John Alfred Bridges, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Nancy Hardaway, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Nancy Hardaway, the bargainor(s), by the said John Alfred Bridges, as Attorney-in-Fact.

WITNESS my hand and seal, this 10 day of March, 2021.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24