Name and Address of New Owner:
New Again Renovation LLC and Christopher B. Sadler
904 Bentley Circle
Gallatin TN 37066
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 597693 DEEDWARR
03/22/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20210322-0037847

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11912010200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Douglas C. York, Trustee of Revocable Trust Agreement of Douglas C. York dated April 7, 2011**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **New Again Renovation LLC, a Tennessee Limited Liability Company and Christopher B. Sadler,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 77 on the Plan of Battlewood Section One, as of record in Book 1835, Page 31 in the Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the southerly side of Dover Road and runs back between lines measuring 191.3 feet on the easterly line and 211.46 feet on the westerly line to a dead line, on which it measures 120 feet.

Being the same property conveyed to Douglas C. York, Trustee of The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011 by Quitclaim Deed from Douglas C. York dated June 22nd 2020 and recorded July 9th 2020 of record in Instrument No. 20200709-0074603 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Douglas C. York by Quitclaim Deed from Douglas C. York, Executor of the Estate of Jean B. Windrow Delffs, of record as Instrument No. 20200416-0040070, Register's Office for Davidson County, Tennessee. Letters Testamentary in the Chancery Court for Williamson County, Tennessee, of record in Docket No. P10921, Clerk and Masters Office, Williamson County.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 713 Dover Road, Nashville, Tn 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of December, 2020.

Revocable Trust Agreement of Douglas C. York dated April 7, 2011

By: _____ ~~(SEAL)~~
Douglas C. York, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2020, before me personally appeared Douglas C. York, Trustee of Revocable Trust Agreement of Douglas C. York dated April 7, 2011, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires: 11.8.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 2nd day of December, 2020.

WILLIAM D. PRESTEMON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 05/09/2023
File No. 20-1658

202103220037847

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212