Karen Johnson Davidson County
Batch# 602284 DEEDWARR
03/29/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210329-0040778

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

MJ-SB-ROG-21-2950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/17/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Willems	**NEW OWNER**	
(NAME) **2950 Baby Ruth Lane**	(NAME)	**163-11-0E-022.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT YARGER AND LORI YARGER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA WILLEMS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 22, Timber Trace Townhomes, Second Revision, as shown on plat of record in instrument No. 20020514-0059199, as established under Master Deed of record in Instrument 20001122-0115563 amended at Instrument No. 20010314-0024381 and Second Amendment recorded at Instrument No. 20020517-0060761, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert Yarger and Lori Yarger by Warranty deed from Chastity N. Fitts FKA Chastity Cartwright and husband, Antonio R. Fitts of record in Instrument No. 20170227-0019118 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on February 27, 2017.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat at Instrument No. 20001122-0115447, Instrument No. 20010104-0001310, and Instrument No. 20020514-0059199, Register's Office for Davidson County, Tennessee.
- Declaration (Master Deed) of Covenants, Conditions and Restrictions of Timber Trace Townhomes of record in Instrument Number 20001122-0115563, as amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062 and Instrument No. 20020517-0060761, Register's Office for Davidson County, Tennessee.
- HOA Charter shown as Exhibit "C" of record in Instrument Number 20001122-0115563, as amended in Instrument No. 20010329-0030061, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Instrument Number 20010329-0030063, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 3765, Page 100 and Book 3843, Page 727, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Sewer of record in Book 8526, Page 362, in the Register's Office for Davidson County, Tennessee.
- Electrical Permit of record in Book 4572, Page 995 and Book 4591, Page 552, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 9190, Page 480 and Book 9190, Page 484, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2950 Baby Ruth Lane, Antioch, Tennessee 37013**.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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 24th DAY OF MARCH, 2021.

Robert Yarger by Laura Mitchell, Attorney-in-Fact
Robert Yarger by Laura Mitchell, Attorney-in-Fact

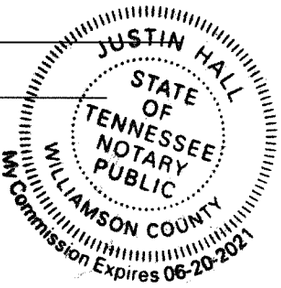
Lori Yarger by Laura Mitchell, Attorney-in-Fact
Lori Yarger by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT YARGER AND LORI YARGER, and who acknowledged she executed the same as the free act and deed of the said ROBERT YARGER AND LORI YARGER.

Witness my hand and official seal, this the 24th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021