Karen Johnson Davidson County
Batch# 616169 DEEDWARR
04/16/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210416-0050846

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John A. Yates
653 Hardin Shire Drive
Old Hickory, TN 37138
SEND TAX BILLS TO:
First National Bank of Middle Tennessee
1608 Williams Drive, Suite 301
Murfreesboro, TN 37129

WARRANTY DEED

(Map 064-13-0A; Parcel 008.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LEE-ANN BASILE-RICHARDS, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JOHN A. YATES, A SINGLE MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 8, on the Plan of The Villages at Southfork, a Planned Unit Development, of record in Plat Book 6900, Page 482, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Lee Ann Basile-Richards, an unmarried woman, by Warranty Deed dated March 15, 2021 from Charles R. Newman and Janice A. Newman, husband and wife and Tara Brewer, unmarried, recorded March 16, 2021, in Instrument Number 20210316-0034560, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 653 Hardin Shire Drive, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 14th day of April, 2021.

Lee-Ann Basile-Richards

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee-Ann Basile-Richards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of April, 2021.

Notary Public

My commission Expires: 8-19-23

File No. GTS1-2021-209

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Kaylie Joiner, 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, Mary Fugitt, a notary public for this county and state, Kaylie Joiner, 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: 8-19-23

Notary' Seal (if on paper)

