THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535047

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 645215 DEEDWARR
05/27/2021 10:16:15 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20210527-0071858

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $680,000.00.

Ava Dean Lancaster
Affiant

Subscribed and sworn to before me, this 25th day of May, 2021

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ava Dean Lancaster 1301 Falkirk Court Nashville TN 37221	New Owner	Tax Parcel ID No. 142-16-0A-088.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard C. Yancey and Nicole C. Yancey Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ava Dean Lancaster**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled Plat of Phase Two of Devon Park, a Planned Unit Development, of record in Plat Book 6250, page 432, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM C. YANCEY JR. AND CONSTANCE L. YANCEY, HUSBAND AND WIFE, by deed from CHARLES E. WEBER AND BARBARA L. WEBER, HUSBAND AND WIFE, of record as Instrument No. 20150716-0069441, dated July 9, 2015, said Register's Office.

Being further conveyed to RICHARD C. YANCEY AND NICOLE C. YANCEY, HUSBAND AND WIFE, by deed from WILLIAM C. YANCEY JR. AND CONSTANCE L. YANCEY, HUSBAND AND WIFE, of record as Instrument No. 20150728-0074020, dated July 23, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 142-16-0A-088.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 432, said Register's Office.
Storm Water Detention Agreement of record in Book 6145, page 252 and Book 6503, page 144, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6176, page 7, amended in Book 6541, page 542, Book 6967, page 156, said Register's Office.

By-Laws of record in Book 8276, page 53, said Register's Office.

This is improved property located at 1301 Falkirk Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of May, 2021.

Richard C. Yancey

Nicole C. Yancey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard C. Yancey and Nicole C. Yancey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022