Karen Johnson Davidson County
Batch# 666036 DEEDWARR
06/28/2021 08:17:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20210628-0086854

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JUNE, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/21

LISA S. ALLARD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2364LA BYRD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Linda McGillem Byrd and Kelley Elizabeth Pitts	NEW OWNER	071 14 1H 001.00 CO
100B Fern Avenue		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YELLOWSTONE INVESTMENT GROUP,SERIES LLC - SERIES 3

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LINDA MCGILLEM BYRD AND KELLEY ELIZABETH PITTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 100A Fern Avenue, Nashville, TN 37207

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/or 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/or 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 its hand on the 25th day of June, 2021.

Yellowstone Investment Group, Series LLC - Series 3

Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the authorized agent of YELLOWSTONE INVESTMENT GROUP,SERIES LLC - SERIES 3, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of June, 2021.

Notary Public

My Commission Expires: 9/29/2021

LISA S. ALLARD WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

21-2364LA BYRD

EXHIBIT A - LEGAL DESCRIPTION

Being known and designated as Unit No. A, of 100 Fern Ave Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 100 Fern Ave Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200304-0024174, as First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210520-0068765, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Yellowstone Investment Group, Series LLC - Series 3, A Tennessee Limited Liability Company from Barfoot Properties, LLC, of record in Instrument No. 20200318-0029952, in the Registers Office of Davidson County, Tennessee, dated March 12, 2020 and recorded on March 18, 2020.

Being part of the same property conveyed to Barfoot Properties, LLC, by Warranty Deed from Heithcock Construction, LLC, of record in Inst. No. 20200107-0002222, Register's office for Davidson County, Tennessee, and also being the same propertyconveyed to Heithcock Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Douglas Dickerson Design and Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170627-0064671, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017, and recorded on June 27, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

4. Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 071 14 1H 002.00

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYNIE'S GROVE PLAN, as recorded in Plat Book 57, Page(s) 64.

6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 23-25 HAYNIES GROVE, as recorded in Plat Book Instrument No. 20140613-0051690, as Surveyor's Certificate of Correction in Instrument No. 20150407-0030334

7. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200304-0024174.

8. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140604-0048449.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY