# WARRANTY DEED

Karen Johnson Davidson County
Batch# 675351 DEEDWARR
07/12/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210712-0093520

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/07/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4021

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Stephen Carl Pryor** | SWBC mortgage | 118-09-0-255.00 |
| 1113 Clifton Lane | 9311 San Pedro Ave #100 | |
| Nashville, TN 37204 | San Antonio, TX 78216 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Emily Alison Yttri, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephen Carl Pryor, unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7-B on the Plan of Zone Lot Division of Lots 2,3,4,5,7, Granclift Subdivision of record in Plat Book 6250, Page 305, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Alison Yttri, unmarried by Warranty deed from Jason Andrew Hughes and Catherine Michelle Harris, husband and wife of record in Instrument No. 20130703-0068996 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1113 Clifton Lane Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on July 7, 2021.

Emily Alison Yttri

**STATE OF PENNSYLVANIA**
**COUNTY OF** Allegheny

Personally appeared before me, a Notary Public of said County and State, Emily Alison Yttri, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 7, 2021.

Notary Public

My Commission Expires: 11/11/2023

Commonwealth of Pennsylvania - Notary Seal
ASIA S HAMIEL - Notary Public
Allegheny County
My Commission Expires November 11, 2023
Commission Number 1360368

**File #: 2021-4021**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 7, 2021.

J. Carlton Drumwright

July 7, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 7, 2021.

Notary

My Commission Expires: 12/18/22

