Karen Johnson Davidson County
Batch# 675993 DEEDWARR
07/13/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210713-0094225

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $625,000.00.

Affiant

Subscribed and sworn before me this the 9th day of July, 2021.

Notary Public
My commission expires: 5/22/23

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles F. Yeager	F & M Bank	172-01-0A 101.00
201 Trotwood	PO Box 451	
Brentwood, TN 37027	Clarksville, TN 37041	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TYLER L. HOLMES AND COURTNEY HOLMES F/K/A COURTNEY DAMM, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES F. YEAGER AND SHAN-MIAO LIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Copperfield, Revised, of record in Plat Book 6900, Pages 555 through 559, inclusive, 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 Tyler L. Holmes, unmarried and Courtney Damm, unmarried, as joint tenants with right of survivorship, by deed dated 07/24/2017, from Shelita A. Pittman, married, of record in Instrument No. 20170726-0075584, Register's Office for said County. The said Courtney Damm having since married Tyler L. Holmes and is now known as Courtney Holmes.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 201 Trotwood, Brentwood, TN 37027.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 9th day of July, 2021.

Tyler L. Holmes

Courtney Holmes by Tyler L. Holmes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tyler L. Holmes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2021.

My commission expires:

7/9/2024

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

On this 9th day of July, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Tyler L. Holmes with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Courtney Holmes, by Specific Power of Attorney dated July 7th, 2021, and who acknowledged that he executed the same as the free act and deed of Courtney Holmes.

Witness my hand and official seal this the 9th day of July, 2021.

My Commission Expires:

7/9/2024

Notary Public

Tennessee Certification of Electronic Document

I, Traci Newby, 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 9, 2021.

Traci Newby

Affiant Signature

July 9, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

