Karen Johnson Davidson County
Batch# 693992 DEEDWARR
08/10/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210810-0107735

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#F50-72

ADDRESS NEW OWNER:
Scott E. Iverson
Yanhui Yu
5225 Southfork Boulevard
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
AnnieMac Home Mortgage
414 Southwest 140th Terrace
Newberry, FL 32669

Parcel ID:
063-16-0C-072-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karin Michelle Prickett, a single person,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Scott E. Iverson and Yanhui Yu, as tenants by the entirety**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 72 (Street No. 5225) on the plan of Hermitage Springs Estates, Section Two, Phase One of record in Exhibit A in Instrument No. 20031031-0160338, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Karin Michelle Prickett, a single person by Deed dated March 30, 2006 from Richard A. Alston and wife, Joann Alston, recorded April 6, 2006, in Instrument Number 20060406-0039804, in the Official Records of Davidson County, Tennessee.

This is improved property known as 5225 Southfork Boulevard, Old Hickory, TN 37138. Possession is to be given on July 30, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

WITNESS my hand this the 30th day of July, 2021.

Karin Michelle Prickett

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karin Michelle Prickett, a single person,** 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2021.

NOTARY PUBLIC

DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/21/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$310,000.00**.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2021.

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214

NOTARY PUBLIC

My Commission Expires: 2/21/2022

Tennessee Certification of Electronic Document

I, Amanda Cardenas, 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 7.14.2021 (date of document).

Affiant Signature

7.14.2021
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-19-2021

NOTARY'S SEAL

DEE ANN POTEET
Notary Public, State of Texas
Comm. Expires 08-19-2022
Notary ID 2289133