Karen Johnson Davidson County
Batch# 695843 DEEDWARR
08/12/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20210812-0108838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 06/24/25

(AFFIX SEAL)

LAUREN LAMBERT NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

File No. BC-21-1191

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renaissance Investments, LLC	New Owner	
(NAME)	(NAME)	
3714 Yelton Drive	2347 New Holland Cir.	133-10-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brandon Adams, Trustee of The 3714 Yelton Drive Trust dated July 22, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renaissance Investments, LLC**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office -for said County.

Said Lot No. 34 fronts 75 feet on the Easterly side of Yelton Drive, and extends back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to Lorenza Dow Whitefield and wife, Osie Lee Crocker Whitefield, by Warranty Deed from Walter T. Dugger and wife, Thelma K. Dugger of record in Book 4997, Page 126, Register's Office for Davidson County, Tennessee, dated February 14, 1976 and recorded on February 17, 1976.

Said Lorenza Dow Whitefield became deceased, vesting Osie Lee Crocker Whitefield as surviving tenant. Said Osie Lee Crocker Whitefield became deceased on April 23, 2021. Probate not located in Davidson County. Obituary does not name survivors.

Being the same property conveyed to Brandon Adams, Trustee of The 3714 Yelton Dr Trust U/A/D July 22, 2021 by Warranty deed from William Lloyd Uselton, Jr. Executor of The Estate of Osie Whitefield of record in Instrument No. 20210728-0101501 Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 28, 2021.

This is property more commonly known as 3714 Yelton Drive, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with 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 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 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/our hand this 10th day of August, 2021.

The 3714 Yelton Drive Trust dated July 22, 2021

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2021, before me personally appeared Brandon Adams, Trustee of The 3714 Yelton Drive Trust dated July 22, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2021.

_____
Notary Signature
My commission expires: 06/24/25

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **08/10/2021**.

Date

Affiant Signature

08/10/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10** day of **August**, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON