Karen Johnson Davidson County
Batch# 707328 DEEDWARR
08/31/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20210831-0117058

Lenders Title Company File No. 21-000323-528

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Davidson The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2021. Notary Public My commission expires: 01-06-2025

Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lorena Kristine Macias	Lorena Macias	**083-09-0-467.00**
1512 Woodland St	53 Ramona Ave	
Nashville, TN 37206	San. Francisco, CA 94103	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Lonnie Yandell and wife, Judith Yandell

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lorena Kristine Macias, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, 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 Lonnie Yandell and wife, Judith Yandell by Warranty deed from Shawn Chapman and wife, Heather Chapman of record in Instrument No. 20070409-0041766 Register's Office for Davidson County, Tennessee.

This is improved property known as **1512 Woodland St, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of August, 2021.

Lonnie Yandell

Judith Yandell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lonnie Yandell and Judith Yandell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of August, 2021.

Notary Public
My Commission Expires: 8-10-2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Lenders Title Company File No. 21-000323-528

Certificate of Authenticity

I, Jill Neely, 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 08/20/2021.

Date

Affiant Signature

08/29/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th 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