When recorded, return to:
McCoy Title and Escrow
102 N Main St
Ashland City, TN 37015
File Number: 21080027

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-13706-SL

Karen Johnson Davidson County
Batch# 715874 DEEDWARR
09/15/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20210915-0123584

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Clarence Robert Mason 600 Valley Trace Court Nashville, TN 37221	same	143 06 0A 052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Mary I. Yarbrough, a married woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Clarence Robert Mason, hereinafter called the Grantee(s), his/her/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. 18 on the plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Pages 556-558, Register's Office for Davidson County, Tennessee.

Said Lot No. 18, which is a corner lot, fronts 44.78 feet on the Northerly margin of Valley Trace Court and fronts 46.75 feet on the Westerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 34.66 feet, and extends back 131.73 feet on the Northerly line and 142.72 feet on the Southwesterly line to a dead line measuring 35.15 feet.

Being the same property conveyed to Mary I. Yarbrough and husband, Luke A. Wadley, III, by Warranty Deed from David H. Fursh and spouse, Gunn E. Furse, of record in Instrument No. 20011022-

0115049, in the Register's Office of Davidson County, Tennessee, dated September 28, 2001 and recorded on October 22, 2001.

Being the same property conveyed to Mary I. Yarbrough, by Quitclaim Deed from Luke A. Wadley, III, of record in Instrument No. 20050428-0047507, in the Register's Office of Davidson County, Tennessee, dated March 12, 2005 and recorded on April 28, 2005.

Terry Wharton, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying marital interests, if any, in the subject property.

☑ This is improved property located at: **600 Valley Trace Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 8th day of September, 2021.

GRANTOR:

Mary I. Yarbrough

Terry Wharton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary I. Yarbrough and Terry Wharton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2021.



Notary Public
My Commission expires: _____

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 9-8-2021 (date of document).

L. Broner McCoy
Date: 9-10-2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of Sept., 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY