WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Y-VRES-21-408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 717055 **DEEDWARR**
09/15/2021 11:56:25 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210915-0123883

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeruel Lee Taylor and Miranda Nicole Pietschman	~~**New Owner**~~ Legacy Home Loans, LLC	
(NAME)	(NAME)	
408 Claircrest Drive	4004 Hillsboro Pike Ste 216B	**162-01-0B-059.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **YOLANDA S. COX-BEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERUEL LEE TAYLOR, AN UNMARRIED MAN, AND MIRANDA NICOLE PIETSCHMAN, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 59 on the Plan of Clairmont Townhomes, Phase III of record in Plat Book 6050, Page 410, 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 Yolanda S. Kimbrough, unmarried by Warranty deed from Jimmy Andra Bailey and wife, Rhonda D. Bailey of record in Book 11482, page 497, Register's Office for Davidson County, Tennessee, dated May 14, 1999 and recorded on May 18, 1999.

Yolanda S. Kimbrough is n/k/a Yolanda Cox-Bey. Said grantor having since married.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 486, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Clairmontof record in Book 7096, Page 940, Book 7108, Page 98, Book 8263, Page 703, Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 7096, Page 948, Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, Book 8263, Page 703, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Instrument Number 201907250072971, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Claircrest Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 8th DAY OF SEPTEMBER, 2021.

Yolanda S. Kimbrough n/k/a Yolanda Cox-Bey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YOLANDA S. COX-BEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212