(1)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 730150 DEEDWARR
10/05/2021 11:02:51 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20211005-0133670

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael E. Yerger and Daisy Keech	Same	127 00 0 173.00
(NAME)	(NAME)	
7426 Huntwick Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Russell H. Willis, Jr. and Nancy D. Willis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael E. Yerger and Daisy Keech, Tenants in Common With Right of Survivorship**, hereinafter called the Grantees, 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 43, Final Plat, Section 2, Huntwick Estates, as shown on plat of record in Plat Book 4860, Page 89-90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell H. Willis, Jr. and Nancy D. Willis, Husband and Wife, by Warranty Deed from Pat R. Levitt and wife, Harla L. Levitt, of record in Instrument No. 20130118-0006388, in the Register's Office of Davidson County, Tennessee, dated January 10, 2013 and recorded on January 18, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7426 Huntwick Trail, Nashville, TN 37221

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 our hands this 30th day of September, 2021.

Russell H. Willis, Jr.

Nancy D. Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Russell H. Willis, Jr. and Nancy D. Willis, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024