Karen Johnson Davidson County
Batch# 731352 DEEDWARR
10/07/2021 10:48:04 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20211007-0134817

WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TN
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-18-23
(AFFIX SEAL)

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
D & T Real Estate Investments Professional, LLC	D & T Real Estate Investments Professional, LLC	81-14-153
(NAME)	(NAME)	
2431 Underwood Street	2431 Underwood Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212358

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, **Margaret Cole Yokley** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **D & T Real Estate Investments Professional, LLC, a Tennessee Limited Liability Company**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 22 on the Revised Plan of Fisk Park, as of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ewing Cole by Warranty Deed from Ajax Development Company, filed of record in Book 2636, page 181, Register's Office for Davidson County, Tennessee. And further conveyed to Margaret Cole Yokley by Quitclaim Deed from Ewing Cole, dated May 19, 1986 and filed of record in Book 6859, page 723, Register's Office for Davidson County, Tennessee; and the same property for which a ½ undivided interest with rights of survivorship was conveyed to Harold E. Cole by Quitclaim Deed from Margaret Cole Yokley, dated July 9, 1986 and filed of record in Book 6915, page 970, and as re-recorded in Book 6917, page 367, said Register's Office. And further conveyed to Shirley Cole a life estate interest, and Margaret Cole Yokley and Harold E. Cole, a ½ undivided remainder interest as tenants in common, by Quitclaim Deed from Margaret Cole Yokley and Harold E. Cole, each a holder of a ½ undivided interest with rights of survivorship, dated April 21, 1992 and filed of record in Book 8606, page 493, said Register's Office. Shirley Cole and Harold E. Cole are both deceased, leaving Margaret Cole Yokley as sole owner of said property.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2499, page 171, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to a drainage easement appearing of record in Book 4156, page 664, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2431 Underwood Street, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of October, 2021

Margaret Cole Yokley

Margaret Cole Yokley

STATE OF Colorado)
County OF Denver)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret Cole Yokley, 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, at office, this 4th of October, 2021.

E. Nichols

Notary Public
My Commission Expires: 9/29/22

E. Nichols

LYNN EYVETTE NICHOLS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144037996
MY COMMISSION EXPIRES SEPT. 29, 2022