PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 747219 DEEDWARR
11/01/2021 10:13:04 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20211101-0145879

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,000.00

Janice Collins
Affiant

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 29 day of October, 2021.

Robin S. Edwards
Notary Public
My commission expires: 3/25/2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Douglas W. Yearick 808 Alameda Ave. Nolensville, TN 37135	NEW OWNER	162-09-0A-068.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stephanie R. Morrow, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Douglas W. Yearick and Susan K. Yearick, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Townhome No. 68, Building No. 10, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460 Page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie R. Morrow by deed from Pamela Joy Reeves, a one-half (1/2) undivided interest, Luther Jennings Dorris, a one-quarter (1/4) undivided interest, and James Michael Dorris, a one-quarter (1/4) undivided interest of record in Instrument No. 20150617-0057455, Register's Office for Davidson County, Tennessee, and dated June 12, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Hickory Valley Condominiums of record in Book 4460 Page 133 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 4659 Page 32, Book

4937 Page 429, and Instrument No. 20140613-0051913 in the official records of the Davidson County Register of Deeds.

3. Easement granted to Comcast of Nashville of record in Instrument No. 20130517-0050050 Register's Office for Davidson County, Tennessee.

4. Subject to the Master Deed, recorded in Book 4659 Page 32, Book 4937 Page 429, and Instrument No. 20140613-0051913 in the official records of the Davidson County Register of Deeds.

5. Charter of Hickory Valley Condominiums Association of record in Book 7980 Page 470 in the official records of the Davidson County Register of Deeds.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5510 Country Drive, #68, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27 day of October, 2021.

Stephanie R. Morrow

STATE OF California
COUNTY OF Los Angeles

On this 27th day of October, 2021, before me personally appeared Stephanie R. Morrow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of October, 2021.

Notary Signature
My commission expires: 11/01/2023

UPEKSHA THENNAKOON MUDIYANSELAGE
Notary Public - California
Los Angeles County
Commission # 2307839
My Comm. Expires Nov 1, 2023