Karen Johnson Davidson County
Batch# 749843 DEEDWARR
11/05/2021 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,586.30
20211105-0147994

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36684-10-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.<br>Rebecca A Bakanowski<br>Affiant<br>Subscribed and sworn to before me this 29th day of October, 2021.<br>Notary Public<br>My Commission Expires: 10-2-2023 |

GERARD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>John T. Bakanowski,<br>Rebecca A. Bakanowski<br>3811 Woodmont Lane<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owners<br>3811 Woodmont Lane<br>Nashville, TN 37215 | **Tax Information:**<br>Map and Parcel No.:<br>11612001500 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard S. Yancey, II and wife, Josephine Yancey** ("Grantors"), habr this day bargained and sold, and do hereby transfer and convey to **John T. Bakanowski and Rebecca A. Bakanowski, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3811 Woodmont Lane, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on the 29th day of October, 2021.

Richard S. Yancey, II

Josephine Yancey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard S. Yancey, II and Josephine Yancey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7, Block H, on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee, to whichi plan reference is made for a more complete description.

Being the same property conveyed to Richard S. Yancey, II and wife, Josephine Yancey, by deed dated February 28, 2007, from Seymour B. Joseph, IV, married, of record in Instrument No. 20070313-0030647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2020, PAID. Map and Parcel No. 11612001500.
3. All matters appearing on the Plan of record as Book 1130, page 13, Register's Office for Davidson County, Tennessee.
4. Easements of record in Book 1071, page 420, and Book 1153, page 230, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/29/2021

GEORGE E. MUDTER, JR.
Dated 10/29/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/29/2021

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

