Karen Johnson Davidson County
Batch# 808046 DEEDWARR
02/18/2022 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220218-0018888

Warranty Deed

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this the 4th day of February, 2022. Notary Public My commission expires: 4.23.25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
YEM927, LLC	New Owner	082-03-0-515-00
210 N. Wells #1605	"	
Chicago IL 60606	"	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KORTNEY M. WILSON, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YEM927, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 42 and the Northerly six (6) feet of Lot No. 41 on the Plan of Sharpe & Crutcher's addition as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said Lot No. 42 and the Northerly 6 feet of Lot No. 41 front together fifty (50) feet on the Easterly side of North 5th Street, and run back between parallel lines 165 feet to an alley.

Included but Excluded from this conveyance is property conveyed to William Glass Polk and wife, Mary Lindsay Polk, of record in Book 1019, Page 410, said Register's Office, described as follows:

Being the rear or the Easterly seventy-five (75) feet of Lot No. 42 and of the North six (6) feet of Lot No. 41 on the Plan of Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office for said county.

Said rear 75 feet of said Lot No. 42 and of North 6 feet of said Lot No. 41 adjoin and together front 75 feet on the South side of Gayard Street, and run back Southwardly between parallel lines and with the Westerly margin on an alley (50) feet, to the remainder of said Lot No. 41.

Being the same property conveyed to K&D Werks, LLC by Warranty Deed from G. Morris Jamison and Chandra Jamsion of record in Instrument No. 20130509-0046977 Register's Office for Davidson County, Tennessee, dated May 07, 2013 and recorded on May 09, 2013.

Being the same property conveyed to Kortney M.Wilson, an unmarried woman by Quitclaim Deed from K&D Werks, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200715-0077436 Register's Office for Davidson County, Tennessee, dated July 6, 2020 and recorded on July 15, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 927 North 5th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of February, 2022.

Kortney M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kortney M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of February, 2022.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-4-2022 (date of document).

Affiant Signature

2.8.22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8th day of Feb, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY