WARRANTY DEED

Karen Johnson Davidson County
Batch# 808506 DEEDWARR
02/18/2022 11:30:58 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20220218-0019231

O-VRES-22-3343

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEBRUARY 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tia M. Sillers and Kash C. Noble	New Owners	
(NAME)	(NAME)	**104-06-0-105.00-000**
3343 Acklen Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA K.S YANCEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIA M. SILLERS, UNMARRIED AND KASH C. NOBLE, MARRIED AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 75, and the southerly one half of Lot No. 74 on the Plan of Bransford Realty Co.'s West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 75 and the southerly one-half of Lot No. 74 adjoin and front together 90 feet on the southerly side of Love Circle, now Acklen Avenue, and extend back 196.5 feet along the southwesterly line of Lot No. 75 (where it meets Lot No. 76) and 224 ½ feet, more or less, along the northwesterly side of the southerly one half of Lot No. 74, to an alley in the rear, on which they measure 120 feet.

Being a portion of the same property conveyed to Cynthia K. S. Yancey and husband John D. Yancey, as tenants by the entities all of her right by Quitclaim deed from Cynthia K. Stow who is now known as Cynthis K. S. Yancey of record in Instrument No. 20020507-0055688 Register's Office for Davidson County, Tennessee, dated May 2, 2002 and recorded on May 7, 2002.

John D. Yancey having since died February 23, 2014, leaving Cynthia K.S. Yancey as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Pages 124 and 125, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3343 Acklen Ave, Nashville, Tennessee 37212**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14 DAY OF FEBRUARY, 2022.

Cynthia K.S Yancey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA K.S YANCEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212