Karen Johnson Davidson County
Batch# 815468 DEEDWARR
03/04/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20220304-0024891

5380

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian L. Faulk & Jacquelyn Alvis 3000 Rich Acres Dr. Nashville, TN 37207	Rocket Mortgage 80 Box 6577 Carol Stream, IL 60197	060070-108.00

THIS INDENTURE, made this 23rd day of February, 2022 between

Lucian Yarbrough and wife, Polly S. Yarbrough

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brian Faulk and Jacquelyn Alvis, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 12th Civil District, formerly the 17th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of HILLHURST ACRES, Section 1, as of record in Book 2331, Page 50, Register's Office for Davidson County, Tennessee, to where a more complete description of said lot can be found.

Being the same property conveyed to Lucian Yarbrough and wife, Polly S. Yarbrough by Warranty Deed dated 9/8/1986 from Walter B. Greer and wife, Virginia Greer of record in Book 6977, Page 200, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3000 Rich Acres Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Lucian Yarbrough

Polly S. Yarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lucian Yarbrough and Polly S. Yarbrough, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 23rd day of February, 2022.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $387,500.00.

Affiant

Sworn to and subscribed before me, this 23rd day of February, 2022.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 23 day of February, 2022.

Ernest D. Bennett, III 2/23/22

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 23 day of February, 2022.

Mary Gail Porter

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023