Karen Johnson Davidson County
Batch# 819323 DEEDWARR
03/10/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220310-0028009

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $485,000

Affiant Signature

Subscribed and sworn to before me on this the 28 day of Feb 2022.

Anna Bates
Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew Gregory Yusko & Caitlin Muller Yusko
605 Sandalwood Court,
Nashville, TN 37221
SEND TAX BILLS TO:
Matthew Gregory Yusko & Caitlin Muller Yusko
605 Sandalwood Court,
Nashville, TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 156010A02200CO

WARRANTY DEED

22NT00068

Effective the 28 Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Samantha Larson, an unmarried person

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Gregory Yusko and wife, Caitlin Muller Yusko

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Revised Amber Hills Subdivision, as shown on plat of record in Plat Book 7900, Page 377, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property as conveyed to Samantha Larson, an unmarried person by Warranty Deed from US Bank NA, as Successor Trustee to Bank of America NA successor by merger to LaSalle Bank NA, as Trustee for Morgan Stanley Mortgage Loan Trust 2007-3XS, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, NA, by virtue of the authority granted in a power of attorney filed for record at Instrument No. 20070917-0110816 dated 11/05/2010 recorded 12/21/2010 in Book NA, Page NA, as Document Number 20101221-0101328, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of recorded as book 8535, Page 775, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 605 Sandalwood Ct, Nashville, TN 37221-3233

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of Feb, 2022.

Samantha Larson nka Samantha Carmichael

State of Tennessee }
County of Dawson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Samantha Larson nka Samantha Carmichael,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28 day of Feb, 2022.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Jeffrey Ronald Carmichael Jr

State of Tennessee }
County of Dawson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jeffrey Ronald Carmichael Jr,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28 day of Feb, 2022.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Jeffrey Ronald Carmichael Jr. joins in this deed for purposes of conveying her marital interest.

Tennessee Certification of Electronic Document

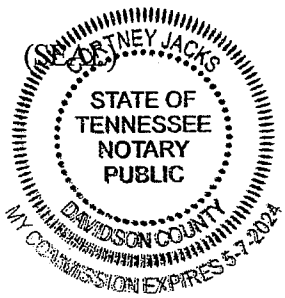
I, Anna Bates do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/28/2022 (date of document).

Anna Bates
Affiant Signature

3/2/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 of March, 2022.



Notary's Signature
My Commission Expires: