NEW OWNER:
Roger T. Yant
2071 Stokes Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-41

MAP & PARCEL
117-07-0M-012.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 820014 DEEDWARR
03/11/2022 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,404.34
20220311-0028270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SEVENTY NINE THOUSAND FIVE HUNDRED FIFTY AND 00/100 DOLLARS ($379,550.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Charles T. Neal, IV, unmarried** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Roger T. Yant, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2071, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Mast Deed, of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel J. Pitman, unmarried by Warranty Deed from Fairsted Partners GP., a Tennessee general partnership of record in Instrument No. 20031205-0175355 Register's Office for Davidson County, Tennessee, dated December 03, 2003 and recorded on December 05, 2003. Further being the same property conveyed to Charles T. Neal IV, unmarried by Quitclaim Deed from Rachel J. Pitman n/k/a Rachel Neal, unmarried of record in Instrument No. 20211223-0169560 Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 23, 2021.

Being also known as 2071 Stokes Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of February, 2022.

Charles T. Neal, IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Charles T. Neal, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2022.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

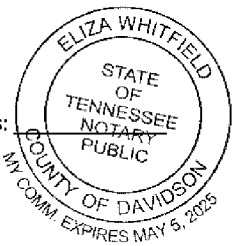
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The actual consideration or value, whichever is greater, for this transfer is $ **379,550.00.**

Carmen Coats

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2022.



Eliza Whitfield

NOTARY PUBLIC

My commission expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 03/03/2022 ____ (date of ~~document~~).

Affiant Signature

03/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025