Karen Johnson Davidson County
Batch# 820275 DEEDWARR
03/11/2022 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $3,681.50
20220311-0028615

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36889-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Carmen Coats Affiant Subscribed and sworn to before me this 3rd ~~2nd~~ day of March, 2022. Eliza Whitfield Notary Public My Commission Expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Stephen T. Stone 3120 Trevor St Nashville, TN 37209	American Pacific Mortgage Corp 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	Map and Parcel No.: 092 09 3K 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **YMZ Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen T. Stone, a married man as his sole and separate property** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3120 Trevor St, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of March, 2022.

YMZ Partners, LLC, a Tennessee limited liability company

BY: _____, Chief Manager
Jeff Zeitlin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeff Zeitlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Chief Manager of YMZ Partners, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of March, 2022.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1B of City View @ Trevor, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing City View @ Trevor, a Horizontal Property Regime, of record in Instrument Number 20180412-0034453, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to YMZ Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Darrell Breaux and wife, Linda Breaux, of record in Instrument No. 20180119-0005861, in the Register's Office of Davidson County, Tennessee, dated January 17, 2018 and recorded on January 19, 2018.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not due and payable, which have been prorated by the parties and assumed by the Grantee.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of the Wilcox Property, as recorded in Plat Book 421, Page(s) 42.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180413-0034453.

5. Easement for Private Water Services, recorded in Instrument Nos. 20181128-0116068.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/04/2022 ____ (date of document).

Affiant Signature

03/04/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of March, 2022.

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

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025