Karen Johnson Davidson County
Batch# 830115 DEEDWARR
03/28/2022 03:34:30 PM 6 pgs
Fees: $33.00 Taxes: $447.70
20220328-0035763

# WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE __ Day of 3-14-22.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Atlas Title Company, 1 Corporate Park, Suite 200, Irvine, CA 92606

File No.: TN-2202-002609-RF

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Michael D York | Michael D York | 091 13 0 116.00 |
| (NAME) | (NAME) | |
| 522 Stevenson St | 522 Stevenson St | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | Nashville TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-One Thousand And No/100 Dollars ($121,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL YORK AN UNMARRIED MAN AND MELANIE YORK AN UNMARRIED WOMAN WHO ACQUIRED TITLE AS , HUSBAND AND WIFE, THEIR HEIRS AND ASSIGNS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL YORK, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☐ property, known as 522 Stevenson Street, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 our hands this 14 day of May, 2022.

Michael York

Melanie York

STATE OF TN

OF Davidson

On this 14 day of May, 20 22, before me personally appeared Michael D & Melanie York, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Louis N Ogiemudia

Serial Number, if any: N/A

My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** TN
**COUNTY OF** Davidson

The actual consideration of this transfer is $121,000.00.

X _____
Affiant

Subscribed and sworn to before me this 14 day of May 2022.

_____
Notary Public

My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly 50 feet of the Southerly 200 feet of Lot Nos. 174, 175 and 176 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register' s Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot Nos. 174, 175 and 176 front together 50 feet on the Easterly side of Stevenson Avenue and run back between parallel lines which measure 151.7 feet to the rear line, which measures 50.0 feet.

Being that property conveyed from Michael David York and Melanie Christine Bobo, as joint tenants with rights of survivorship to Michael York and Melanie York, husband and wife, their heirs and assigns by Quitclaim Deed recorded March 5, 2018 as Instrument Number 20180305-0020275 in the Official County Records.

APN: 091 13 0 116.00

**Tennessee Certification of Electronic Document**

I, Kelley Liem, 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 3/14/22 (date of document).

K. Liem
Affiant Signature

3/14/22
Date

State of CA

County of ORANGE

Sworn to and subscribed before me this 14 day of MAR, 2022.

A. Serna
Notary's Signature

MY COMMISSION EXPIRES: 5/11/22

NOTARY'S SEAL

ABIGAIL SERNA
Commission No. 2237886
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires MAY 11, 2022