WARRANTY DEED

Karen Johnson Davidson County
Batch# 830274 DEEDWARR
03/29/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220329-0035958

DM-AR-22-5726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Warren Coale	Same	
(NAME)	(NAME)	**029 00 0 101.00**
5726 Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIAYU YAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN WARREN COALE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 24th Civil District of Davidson County, Tennessee described according to a survey made by Wayne S. Cooper, Sr. dated April 29, 1970, as follows:

Beginning at an iron pin in fence line at the original Northwest corner of the property conveyed to Vincent Ertola by deed of record in Book 716, page 457, Register's Office of Davidson County, Tennessee; thence along said fence line South 31°45' East 699.5 feet to an iron pin; thence South 49°00' West 77 feet to an iron pin; thence North 41°00' West 243 feet to an iron pin; thence South 49°00' West 148 feet to a point in the Easterly margin of the Clarksville Highway; thence with the margin of said highway North 37°26' West 90.4 feet to an iron pin; thence North 2°30' East along the original fence line 485.3 feet to the point of beginning containing 1.7 acres, more or less.

Being the same property conveyed to Charles F. Reinitz and wife, Ruth E. Reinitz, by Warranty Deed from Vincent Ertola and wife, Sarah Ertola, of record in Book 4430, Page 911 and corrected in Book 4476, Page 521, in the Register's Office of Davidson County, Tennessee, dated July 10, 1970 and recorded on July 13, 1970. The said Ruth E. Reinitz died on September 16, 2007, leaving Charles F. Reinitz the surviving tenant by the entirety. The said Charles F. Reinitz died on January 19, 2021, devising the subject property to Jiayu Yan. See Probate File No. 21P1438, Circuit Court for Davidson County, Tennessee, Probate Division, Order of record in Instrument No. 20220103-0000200 and Will of record in Instrument No. 20220103-0000201, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Easement for the flow of the waters of the creek located on the property and the rights of the public therein.
- Taxes for year 2022 and thereafter, not yet due and payable.
- Rights of upper and lower riparian owners to the flow of the waters of the creek located on the property, free from diminution or pollution.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5726 Clarksville Pike, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17 DAY OF MARCH, 2022.

Jiayu Yan

Jiayu Yan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JIAYU YAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Diane March,** 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 17th day of March, 2022.

Affiant Signature
Date 03/17/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

