WARRANTY DEED

Karen Johnson Davidson County
Batch# 833876 DEEDWARR
04/04/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220404-0038619

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of March, 2022.

NOTARY PUBLIC

My commission expires: 3/25/2023

STATE OF TENNESSEE NOTARY PUBLIC
KRISTI MCCOY
COUNTY OF WILSON

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1026 GRAY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Simpson and James Ronald Gray and Tammy S. Gray	Same as new owner	
(NAME)	(NAME)	
435B West Bend Drive		091-13-3O-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Yarbrough and wife, Tonya Yarbrough**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica Simpson, unmarried woman, and James Ronald Gray and Tammy S. Gray, husband and wife, as tenants in common with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being Unit B of Townhomes at 435 West Bend Drive, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 435 West Bend Drive, as shown on Declaration of record in Instrument No. 20201110-0132608, as amended in Instrument No. 20201116-0135170, and Affidavit of Scrivener's Error in Instrument No. 20201208-0142822, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to William P. Edens, Jr. by Warranty deed from Randal D. Byers, a single man of record in Instrument No. 20120302-0018360 Register's Office for Davidson County, Tennessee, dated February 28, 2012 and recorded on March 02, 2012.

The said William P. Edens, Jr. having died on or about March 11, 2019, leaving a Probate at Docket No. 19P744, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being a portion of the same property conveyed to Mark Yarbrough and wife, Tonya Yarbrough by Quit Claim deed from Tonya Yarbrough, Devisee under the Last Will and Testament of William P. Edens, and Tammy Edens, being Legatee under the Last Will and Testament of William P. Edens of record in Instrument No. 20201021-0122475 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 21, 2020..

DESIGNATED as Tax ID: 091-13-3O-002.00-CO

This is unimproved ☐
improved ☒ property known as 435B West Bend Drive, Nashville, TN 37209

(House Number) (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 my hand this the 11th day of March, 2022.

Mark Yarbrough

Tonya Yarbrough

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Mark Yarbrough and wife, Tonya Yarbrough**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 11th day of March, 2022.

Notary Public

My Commission Expires:

July 26, 2025

AMANDA L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Certificate of Authenticity

I, **Kristi McCoy**, 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 **March 11, 2022.**

Kristi McCoy 3/11/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **March 11, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

