Karen Johnson Davidson County
Batch# 844412 DEEDWARR
04/25/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,499.70
20220425-0047068

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $405,325.00.<br><br>Affiant<br><br>*Subscribed and sworn before me this 11th day of April, 2022.*<br><br>Notary Public<br>My commission expires: 10/2/2023<br>(Affix Seal) |
|---|---|

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Mockingbird Title & Escrow / Teresa Morgan, 625 Main Street, Suite 204, Nashville, Tennessee 37206

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Yolanda Nicole Corlew Curtis<br>Wayne L.F. Curtis<br>2708 Fleet Drive<br>Hermitage, TN 37076 | Yolanda Nicole Corlew Curtis<br>Wayne L.F. Curtis<br>2708 Fleet Drive<br>Hermitage, TN 37076 | 086 14-0B-075.00 CO |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**WILLIAM A. McKAY, MARRIED**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**YOLANDA NICOLE CORLEW CURTIS AND WAYNE L.F. CURTIS, WIFE AND HUSBAND**

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 Lot No. 25 on the Plan of Final Plat of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page(s) 738 and 739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to William McKay, married from Jon Dohotariu and wife, Angelica Dohotariu by Warranty Deed executed on March 29, 2017 and recorded on

Davidson County, Tennessee.

Helen McKay hereby signs to convey any interest she may have, marital or otherwise, as the spouse of William A. McKay.

This conveyance is subject to: 1) All matters of record shown in Final Plat of Fleetwood Subdivision Phase Two, of record in Plat Book 6900, Page 738 and 739, Register's Office for Davidson County; 2) All matters in the Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Book 7170, Page 987, amended in Book 7628, Page 6 and Instrument No. 20190605-0053952 said Register's Office; 3) The Homeowner's Association Charter of record in Book 7114, Page 370, said Register's Office; 4) All matters shown on the Storm Water Detention Agreement of record in Book 7107, Page 408; 5) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2708 Fleet Drive, Hermitage, Tennessee 37076**
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 11th day of April, 2022.**

BY: _____
WILLIAM A. McKAY

BY: _____
HELEN McKAY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named William A. McKay, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that he is the person described herein, and who executed the foregoing Warranty Deed, and who acknowledged the that execution of the same was his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2022.

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

_____
NOTARY PUBLIC

My commission expires: 7/3/2023

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Helen McKay, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that she is the person described herein, and who executed the foregoing Warranty Deed, and who acknowledged the that execution of the same was her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of April, 2022.

Teresa Morgan
NOTARY PUBLIC

My commission expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

**Tennessee Certification of Electronic Document**

I, Olivia Pedigo, 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 correct copy of the original document executed and authenticated according to law on this 11th day of April, 2022.

Olivia Pedigo
Signature

4-11-2022
Date

**State of Tennessee**
**County of** DAVIDSON

Personally appeared before me, Venikkia Branch, a notary public for this county and state, Olivia Pedigo, who acknowledges that this certification of an electronic document is true and correct and whose signature have witnessed. Sworn and subscribed before me this 11th day of April, 2022.

VB
Notary Signature

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: 10/02/2023
NOTARY"S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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