Karen Johnson Davidson County
Batch# 846220 DEEDWARR
04/27/2022 10:25:51 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220427-0048464

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2022. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
NCP Farms, LP	New Owner(s)	105-10-0J-002.00-CO
3818 Railroad Av		
Yuba City, CA 95991		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHESTER YEAGER AND KATHRYN YEAGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NCP FARMS, LP, A CALIFORNIA PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 2 of The Nines at Wedgewood Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150930-0099342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Chester Yeager and Kathryn Yeager, husband and wife by Warranty deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160829-0090106 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 29, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1815 Ridley Boulevard #2, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2022.

Chester Yeager

Kathryn Yeager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 22nd day of April, 2022.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024