WARRANTY DEED

Karen Johnson Davidson County
Batch# 848952 DEEDWARR
05/02/2022 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20220502-0050508

O-KW-22-0700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

KATHERINE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires 04-13-2025

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)
Nora Sloan	Evansville Teachers Federal Credit Union	
(NAME) 700 Yoest Circle	(NAME) 4401 Theater Drive	162-11-0-031.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Evansville, IN 47715	
(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, **CALEB HOGAN, A SINGLE MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NORA SLOAN, A SINGLE WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Whittemore Valley, Section 5 of record in Plat Book 6250, Page 904, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 93, which is a corner lot, fronts 80.0 feet on the easterly margin of Yoest Circle and Fronts 132.41 feet on the broken Northerly margin of Roxanne Drive, extends back 78.10 feet on the Easterly line and 140.89 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Caleb Hogan, a single man by Warranty deed from Eleanor C. Williams, a widow of record in Instrument No. 20180201-0010176 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 01, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 904, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6243, Page 80, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictive Covenants of record in Book 6243, Page 80 and Book 7389, Page 181, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Yoest Circle, Antioch, Tennessee 37013**.

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 22nd DAY OF APRIL, 2022.

Caleb Hogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALEB HOGAN, 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 22nd of April, 2022.

Pam Salas
Notary Public
My Commission Expires: 12/5/2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Yvette Meldrum, 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 April 22, 2022.

Signature
April 22, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this April 22, 2022.

Notary's Signature

My Commission Expires: 4-10-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025