Karen Johnson Davidson County
Batch# 860392 DEEDWARR
05/20/2022 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220520-0059206

New Owner

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd. John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Austin Yarbrough 142 Donald Street Nashville, TN 37207

Order Number: CTSL-101725TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Montel M. Yarbrough and Helena Yarbrough, Husband and Wife**, for Three Hundred Thousand Dollars and 00/100 ($300,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Austin Yarbrough, an unmarried man**, whose address is 142 Donald Street, Nashville, TN 37207, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Situated in Davidson County, Tennessee, being Lot No. 1, H.M. Parrish Subdivision, of record in Plat Book 3842, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same one-half interest in property conveyed to Dimple L. Brown, Lee Roy Parrish, Robert E. Parrish and Joseph B. Parrish by deed from J. B. Parrish of record in Book 8725, Page 808, Register's Office for Davidson County, Tennessee; and the one-half interest conveyed to Imogene E. Parrish by deed of record in Book 5258, Page 901, Register's Office for Davidson County, Tennessee. The said Dimple L. Brown, unmarried, having since died intestate on May 23, 1995, her heirs at law being to wit: Robert E. Brown, Faye Thomas and Jacqueline Jones; Imogene E. Parrish, unmarried, having since died intestate on December 30, 2000, her heirs at law being Robert E. Brown, Faye Thomas, Jacqueline Jones, the children of her deceased sister, Dimple L. Brown, Lee Roy Parrish, her brother, Robert E. Parrish, her brother, Joseph B. Parrish, her brother, and James Miller Parrish, and Kenneth Ewing Parrish, the children of her deceased brother, Henry Miller Parrish, Jr., who died intestate on June 5, 1976.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 071 04 0 217.00
Street address of property: 142 Donald Street, Nashville, TN 37207

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20020516-0060202 in the Register's Office, Davidson County, Tennessee.

Signed this 05 day of May, 2022.

Signature of Grantor(s):

Montel M. Yarbrough Helena Yarbrough

STATE OF TN, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 05 day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Montel M. Yarbrough and Helena Yarbrough known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires: 9/6/22

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 071 04 0 217.00
Street address of property: 142 Donald Street, Nashville, TN 37207

xmantel Yarbrough Oath of Consideration

I or we, xHelena Yarbrough the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 05 day of May, 2022.

Signatures of Affiant(s):

x

Sworn and subscribed before me this 05 day of May, 2022.

Notary Public

my commission expires: 9/6/22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ana Valentina Gomez, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on May 5th, 2022.

Date

Ana V Gómez

Affiant Signature

05/17/2022

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 17 day of May, 2022.

Amanda Simpson

Notary's Signature

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

My Commission Expires:_____

Date

Notary's Seal (if on paper)