JULIA LYNN GERMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174013676
MY COMMISSION EXPIRES MARCH 29, 2025

STATE OF TENNESSEE )
COUNTY OF Davidson )
The actual value or consideration, whichever is greater, for this transfer is $500,000.00.

Affiant

Sworn to and subscribed before me this 16th day of May, 2022.

Notary Public
My Commission Expires: 3/29/25

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 864370 DEEDWARR
05/27/2022 12:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220527-0061915

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Ryan Rizzuto | 1013 Granada Avenue | Owner | |
| 1013 Granada Avenue | | | **083-01-0-174.00** |
| Nashville, TN 37206 | Nashville, TN 37206 | | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Whitney Leigh Yeldell, an unmarried woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Ryan Peter Rizzuto, a single man,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 24 on the W. H. Hyronemus Addition to Nashville, Tennessee, of record in Book 161, Page 174, Register's Office for said County.**

**Said part of Lot No. 24 fronts 50 feet on the Northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines to an alley in the rear, measuring 50 feet thereon.**

**Being the same property conveyed to Whitney Yeldell, an unmarried woman and Walter L. Yeldell, an unmarried man, as tenants in common with rights of survivorship by Warranty deed from Paro South LLC of record in Instrument No. 20151222-0128649 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.**

**Being the same property conveyed to Whitney Leigh Yeldell, an unmarried woman by Quitclaim deed from Whitney Leigh Yeldell, an unmarried woman and Walter L. Yeldell, an unmarried man, as tenants in common with right of survivorship of record in Instrument No. 20180803-0076311 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on August 03, 2018.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**Taxes for the year 2022, a lien not yet due and payable.**
**Subject to all matters shown on the Plan of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee.**

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 16th day of May, 2022.

Whitney Leigh Yeldell

**STATE OF** Colorado )
**COUNTY OF** Boulder )

Personally appeared before me, Julia Lynn German, the undersigned, a Notary Public, in and for said State and County, **Whitney Leigh Yeldell, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at 800AM, Nederland, Colorado, this the 16th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 3/29/2025

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