This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-17159-TC

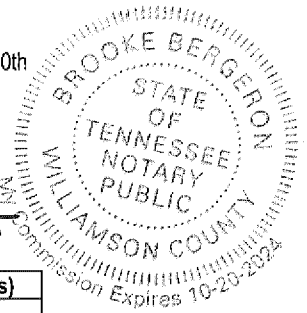
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2022.

Notary Public
My Commission Expires: 10.20.24



Karen Johnson Davidson County
Batch# 864757 DEEDWARR
05/31/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220531-0062531

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mallory Yoder and Benjamin Yoder 805 Broadmoor Drive Nashville, TN 37216	First citizens Nat'l Bank 200 W court st. Dyersburg, TN 38024	061-07-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lindsey Melicharek and John J. Melicharek, Jr., wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ben Yoder and Mallory Grooms Yoder, husband and wife**, 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. 13 of Block "I" on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, Register's Office for said County.

Said Lot No. 13 fronts 60 feet on the northerly side of Woodruff Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Lindsey Melicharek and John J. Melicharek, Jr., wife and husband by Warranty Deed from J. Gail Harris, unmarried of record as Instrument No. 20180608-0055227 in the Register's Office for Davidson County, Tennessee, dated June 1, 2018 and recorded on June 8, 2018.

This is improved property located at: **805 Broadmoor Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2022.

GRANTOR:

John J. Melicharek, Jr.

Lindsey Melicharek

STATE OF Colorado
COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John J. Melicharek, Jr. and Lindsey Melicharek, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of May, 2022.

AUDREY GENT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214011355
MY COMMISSION EXPIRES MAR 22, 2025

Notary Public
My Commission expires: 3-22-2025

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 May 20, 2022

Signature 5/20/22 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of May, 2022

Notary's Signature

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024