PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 890810 DEEDWARR
07/19/2022 10:31:17 AM 2 pgs
Fees: $13.00 Taxes: $2,171.90

20220719-0082601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2022.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Terrin N. Tamati and Douglas A. Jacobs	New Owner	061 12 0 088.00
(NAME)	(NAME)	
1135 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Jennifer Stone Yanik, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Terrin N. Tamati and Douglas A. Jacobs, married to each other**, 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. 105 on the Map of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 105 fronts 80 feet on the northerly side of Riverwood Drive and runs back 266.5 feet on the westerly line and 283.5 feet on the easterly line, to a dead line, measuring 81.6 feet thereon.

Being the same property conveyed to Ray Donald Stone, unmarried, by Warranty Deed from George D. Light and wife, Carole H. Light, dated May 1, 1975 and recorded May 5, 1975 in Book 4909, Page 736, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer Stone Yanik by Quitclaim Deed from Ray Donald Stone, unmarried, reserving a life estate, dated April 16, 2021 and recorded April 16, 2021 in Instrument No. 20210416-0051401, in the Register's Office for Davidson County, Tennessee. The said Ray Donald Stone having since died on April 1, 2022.

Devan Reed Yanik, husband of Jennfer Stone Yanik hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1135 Riverwood Drive, Nashville, TN 37216

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. 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 our hands this 14th day of July, 2022.

Jennifer Stone Yanik

Devan Reed Yanik

STATE OF MS
COUNTY OF MARSHALL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jennifer Stone Yanik and Devan Reed Yanik, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2022.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
LASHAWNDA S DAVIS
NOTARY PUBLIC
De Soto County
My Commission Expires
May 23, 2025
COMMISSION NUMBER 291147