THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641622** Karen Johnson Davidson County Batch# 897270 DEEDWARR 08/02/2022 09:23:30 AM 3 pgs Fees: $18.00 Taxes: $5,827.50 20220802-0087737	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2022. Notary Public My Commission Expires: 1-11-26 Diane M. March STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael Emerson and Chanel Doree 1111 Glenwood Avenue Nashville TN 37204	Send Tax Bills To: New Owner Same	Tax Information: Tax Parcel ID No. 131-04-0-205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chester M. Yeager and Kathryn Yeager, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Emerson and Chanel Doree, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled M.N. Young's Park View Subdivision, of record in Plat Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHESTER M. YEAGER and KATHRYN YEAGER, HUSBAND AND WIFE, by deed from WILLIAM T. ENGLERT and wife, SARAH ENGLERT, of record in Instrument No. 20180608-0055307 , dated June 7, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 131-04-0-205.00.

Matters shown on the Plan of record in Plat Book 547, page 173, said Register's Office.

This is improved property located at 1111 Glenwood Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of July, 2022.

Chester M. Yeager

Kathryn Yeager

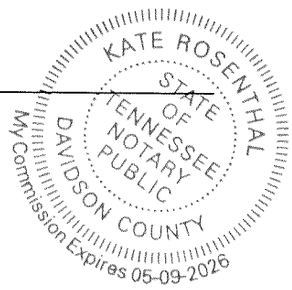
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chester M. Yeager and Kathryn Yeager, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Diane March,** 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 this the 28th day of July, 2022.

Affiant Signature
Date 07/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

