RETURN
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

This Instrument Prepared by ~~and Return~~ to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $800,000.00.

Affiant

Karen Johnson Davidson County
Batch# 903156 DEEDWARR
08/15/2022 09:34:12 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20220815-0092195

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn before me this the 12 day of August, 2022.

Notary Public
My commission expires: 1-8-24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth Sloan and Steve Kemmerling 26 Belcaro Circle Nashville, TN 37215	New Owner	131-06-0B 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MAAME YAA A. BOAKYE YIADOM AND RYAN M. VAN CLEAVE, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH SLOAN AND STEVE KEMMERLING, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

* wife and husband. **Steve Kemmerling is also known as Steve David Kemmerling**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Burton Hills Village of Foxview Tract 5, a Portion of Zone Lot II, of record in Plat Book 6250, Page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maame Yaa A. B. Yiadom, an unmarried person, by deed dated 06/13/2014, from Jennifer R. Holt-Peterson (nka Jennifer R. Holt), unmarried, and Bradley H. Peterson, unmarried, of record in Instrument No. 20140616-0052177, Register's Office for said County.

The said Maame Yaa A. B. Yiadom and Maame Yaa A. Boakye Yiadom are the same person.

Ryan M. Van Cleave, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 26 Belcaro Circle, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 12 day of August, 2022.

Maame Yaa A Boakye Yiadom
Maame Yaa A. Boakye Yiadom
BY: Jenny West as Attorney-in-Fact by Jenny West Attorney in fact

Ryan M Van Cleave by Jenny West Attorney in Fact
Ryan M. Van Cleave
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maame Yaa A. Boakye Yiadom by Specific POWER OF ATTORNEY dated 08/04/2022, and who acknowledged that he executed the same as the free act and deed of Maame Yaa A. Boakye Yiadom.

Witness my hand and official seal this 12 day of August, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ryan M. Van Cleave by Specific POWER OF ATTORNEY dated 08/04/22022, and who acknowledged that he executed the same as the free act and deed of Ryan M. Van Cleave.

Witness my hand and official seal this 12 day of August, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY