20221344R

Karen Johnson Davidson County
Batch# 915887 **DEEDWARR**
09/13/2022 10:47:27 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20220913-0102128

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $865,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2022.

Notary Public

My commission expires: _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/05/2026
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-AB-22-2909

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
RJ Karas and Megan Karas	new owners	**072-11-0-044.00**
2909 Glenmeade Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Yinzers LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RJ Karas, and Megan Karas, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Glenmeade Subdivision of record in Plat Book 974, Page 32, 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 Nancy Cleppe by Warranty deed from Leon Turner, Annie Avant, Karen Faye Gregory Robertson, Kendrea Fay Gregory, Cassandra Branch, Jeffery Turner, and Terry Turner, Sr. of record in Instrument No. 20210119-0008083 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 19, 2021.

Being the same property conveyed to Yinzers LLC, a Tennessee limited liability company by Quit claim deed from Nancy Cleppe of record in Instrument No. 20220831-0098249 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on August 31, 2022.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2909 Glenmeade Drive, Nashville, TN 37216.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 MY/OUR HANDS EFFECTIVE AS OF 6th day of September, 2022:

Yinzers LLC, a Tennessee limited liability company

By: Nancy Cleppe
Nancy Cleppe, Chief Executive Manager

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nancy Cleppe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Chief Executive Manager of Yinzers LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 6th day of September, 2022.

My Commission Expires: 5/18/24

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH