Karen Johnson Davidson County
Batch# 917083 DEEDWARR
09/15/2022 11:49:32 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63
20220915-0103071

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, James C. Yates, an unmarried man, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Megan Themm, single woman, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 122 in Phase 1 on the Plan of Easthaven Townhomes, a Planned Unit Development, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030405-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Easthaven Townhomes, shown on Exhibit :A: to the Declaration of Covenants of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20031007-0147961, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

This is the same property designated as Map & Parcel 95-5-B-42.00 co in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to James C. Yates, an unmarried man, by Warranty Deed from Susan D. Nail and Jerry B. Nail, wife and husband, recorded September 14, 2020 at Instrument No. 20200914-0104372, Register's Office for Davidson County, Tennessee.

This is improved property known as 2120 Lebanon Pike #122, Nashville, TN 37210.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING***: Subject to Master Deed and Amendments of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030405-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570; subject to Charter of HOA of record in Instrument No. 20010806-0083542 and Instrument No. 20020709-0082356,; subject to Common Area conveyed to HOA of record in Instrument No. 20020709-0082358 and Instrument No. 20020710-0083021; subject to Electric Transmission Line Easements of record in Book 1163, Page 638 and Book 1207, Page 513; subject to Easement for roadways and parking areas of record in Instrument No. 20031007-0147862; subject to Easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Instrument No. 20040319-0031672 and subject to Stormwater Detention Agreement of record in Instrument No. 20010628-0068559, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 12th day of September, 2022.

James C. Yates

State of Tennessee
County of Sumner

On this the 12th day of September, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared James C. Yates to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 4/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $279,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 12th day of September, 2022.

Notary Public

My Commission Expires: 3-3-25

MAIL TAX BILLS AND DEED TO:

ALUE EFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

File No.: 2214087

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Megan Themm
2120 Lebanon Pike.
Unit #122
Nashville, TN 37210