This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18816-DJ

Karen Johnson Davidson County
Batch# 920741 **DEEDWARR**
09/23/2022 10:57:21 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220923-0105790

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Margaret Smith
Affiant

Subscribed and sworn to before me, this the 21st day of September, 2022.

Debbie Mann
Notary Public
My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tania Baronet-Deringer 2417 Dennywood Dr Nashville, TN 37214	Loan Depot.com PO Box 5710 Chicago, IL 60680-5681	084-11-0-223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John Warren Yates, Jr., and Caroline Vinet Fullington, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tania Baronet-Deringer**, hereinafter called the Grantee, her 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 all of Lot No. 171, Maplecrest, according to survey and plat of same appearing of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Warren Yates, Jr., a single person and Caroline Vinet Fullington, a single person, as joint tenants with rights of survivorship by Warranty Deed from Jessica Mentzer and Timothy Bolton, as tenants in common with right of survivorship, dated June 10, 2019, recorded on June 21, 2019, of record in Instrument No. 20190621-0060033, in the Register's Office of Davidson County, Tennessee.John Warren Yates, Jr. and Caroline Vinet Fullington are now married to each other.

This is improved property located at: **2417 Dennywood Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of September, 2022.

GRANTOR:

Caroline Vinet Fullington

John Warren Yates, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caroline Vinet Fullington and John Warren Yates, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024