Karen Johnson Davidson County
Batch# 943771 DEEDWARR
11/22/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,261.33
20221122-0123610

When recorded, return to:
615 Title Agency
480 Duke Drive Suite 110
Franklin, TN 37067

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-19691-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,900.00**.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 18th day of November, 2022.

Notary Public
My Commission Expires: 10/2/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Lee Davidson and Melanie Abbott 65 Valeria Street Nashville, TN 37210	William Lee Davidson and Melanie Abbott 65 Valeria Street Nashville, TN 37210	119-06-0-113

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, I,

Mark E. Yeargin, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

William Lee Davidson and Melanie Abbott, husband and wife, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 203 on the map of Sterling Heights, Section Five, as of record in Book 1835, page 37, Register's Office said County.

Said Lot No. 203 fronts 75 feet on the South side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Mark E. Yeargin by Warranty Deed from George R. Perkerson and Tony M. Perkerson and R. Joel Perkerson, heirs at law of George W. Perkerson, deceased of record as Instrument No. 20020401-0039360 in the Register's Office for Davidson County, Tennessee, dated March 29, 2002 and recorded on April 1, 2002.

This is improved property located at: **65 Valeria Street, Nashville, TN 37210**.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 18th day of November, 2022.

GRANTOR:

Mark E. Yeargin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark E. Yeargin, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of November, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/13/26

202211220123610

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 11/18/2022.

D. Shayne Adair

11/21/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 21 day of November, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026