Karen Johnson Davidson County
Batch# 975102 DEEDWARR
02/28/2023 02:32:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20230228-0014279

0309

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.
Craig Steven Gonce
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of February, 2023.
NOTARY PUBLIC
My commission expires:

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Craig Steven Gonce (NAME)	Rocket Mortgage (NAME)	075-15-0A-141.00 CO
141 Stoners Glen Drive (ADDRESS)	P O Box 6577 (ADDRESS)	
Hermitage, TN 37076	Carol Stream, IL 60197	

Warranty Deed

For and in Consideration of the sum of $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/we **Janice F. Yates, Trustee, UTD, Janice Yates Trust, dated: December 19, 2011,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Craig Steven Gonce, a married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being #Unit 141, as shown on the map entitled Phase One, Stoner's Glen, of record as Instrument No. 20000526-0052598 , and corrected as Instrument No. 20010117-0005055, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES D. YATES AND HIS WIFE, JANICE F. YATES, by deed from STEPHEN T. GUDIS AND HIS WIFE, BETH ANN MUSIKER GUDIS, of record as Instrument No. 20070314-0030864, dated March 12, 2007, said Register's Office.

JAMES D. YATES conveyed his interest in said property to JANICE F. YATES, by Quitclaim Deed of record as Instrument No. 20121101-0100381, dated October 25, 2012, said Register's Office.

JANICE F. YATES further conveyed said property to JANICE F. YATES, TRUSTEE, UDT, JANICE YATES TRUST, DATED: DECEMBER 19, 2011, by Quitclaim Deed of record as Instrument No. 20210408-0046574, dated March 22, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 141 Stoners Glen Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

For purposes of identifying the aforesid Trust and enumerating the powers of the Trustee there under, a Certification of said Trust is attached hereto as Exhibit "A"

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of February, 2023.

Janice Yates Trust

BY: Janice F. Yates, Trustee
Janice F. Yates, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice F. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Janice Yates Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Exhibit "A"

THIS INSTRUMENT PREPARED BY:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to **The Janice Yates Trust** (hereinafter the "Trust"), is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was established by instrument dated December 19, 2011, and remains in existence.

2. The Grantor and current Trustees of the Trust are as follows:

   a. Janice F. Yates
   141 Stoners Glen Drive
   Hermitage, TN 37076

3. The Successor Trustees named in the Trust and their current addresses are as follows:

   a. Kimberly Graves Raybourn
   4720 Cascade Drive
   Old Hickory, TN 37138

4. The administrative and/or managerial powers of the trustees, collectively, include the power to sell, lease, mortgage, hypothecate, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

5. The Trust has the ability to loan funds and to hold secured indebtedness for funds loaned.

6. As of the date hereof, the Trust is revocable.

7. There are provisions in the Trust for more than one Trustee being allowed to serve at any one time.

8. A third party may rely upon the authority of the persons named in Paragraph 3 above as a successor or substitute trustee, without requiring proof of this, her, or their succession or substitution.

9. All assets forming part of the trust estate established by the trust should be titled as follows: **The Janice Yates Trust**

10. To the best of the trustees knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading.

IN WITNESS WHEREOF, the Trustee has executed this Certificate of Trust on the 27th day of February, 2023.

Janice Yates Trust

BY: Janice F. Yates, Trustee
Janice F. Yates, Trustee

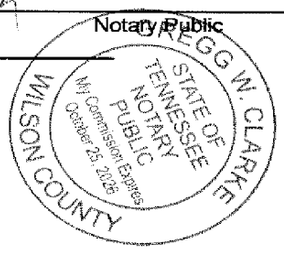
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice F. Yates with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Janice Yates Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of February, 2023.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 27 day of February 20 23

Ernest D Bennett III 2-27-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27 day of February, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024