Karen Johnson Davidson County
Batch# 977626 DEEDWARR
03/07/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20230307-0016179

This instrument was prepared by:
Foreman Watson Land Title
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-23-0034

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, is $310,000.00

Sworn to and subscribed before me this 2nd day of March, 2023.

Affiant

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 7, 2026
WILSON COUNTY

Address of New Owner:
Daniel Yurovchak, et ux
7012 Bonnavent Dr
Hermitage, TN 37076

Send Tax Bills to:
Primis Mortgage
1001 Military Cutoff Road Ste 350
Wilmington, NC 28405

Map-Parcel Number:
074-08-0-099.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward Stephen Poole and Sheryl Ewing Poole, heirs at law of Edward James Poole,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel Yurovchak and Rebekah Yurovchak, husband and wife**, hereinafter called the Grantees, her heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 763 on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward James Poole, an unmarried man by Warranty Deed from Karianne Nink and Jeremiah Nink, wife and husband of record in Instrument No. 20211005-0133675 Register's Office for Davidson County, Tennessee, dated October 1, 2021 and recorded on October 5, 2021.

Edward James Poole died intestate on July 19, 2022, and title vested in his parents Edward Stephen Poole and Sheryl Ewing Poole, see Affidavits of Heirship of record in Book _____, Page _____ and Book _____, Page _____, Register's Office for Davidson County, Tennessee.

202303070016177 202303070016178

This is improved property known as **7012 Bonnavent Drive, Hermitage, TN 37076.**

Edward Stephen Poole being one in the same as Edward S. Poole

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 1 day of March, 2023.

Edward Stephen Poole

Edward Stephen Poole

Sheryl Ewing Poole

Sheryl Ewing Poole

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Stephen Poole and Sheryl Ewing Poole, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of March, 2023.

Vicki Webb

Notary Public
My Commission Expires: 4-9-2025

VICKI M WEBB
Notary Public, State of Texas
Comm. Expires 04-09-2025
Notary ID 1226223-1

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3-1-23.

Date

Celia Stewart-Rouse

Affiant Signature

3-1-23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1 day of March, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY