WARRANTY DEED

Karen Johnson Davidson County
Batch# 990534 DEEDWARR
04/11/2023 11:31 00 AM 2 pgs
Fees: $13 00 Taxes $3,237.50

20230411-0026372

JM-VRE-23-857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 27th DAY OF ~~MARCH~~ April, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/28/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

NOTARY PUBLIC STATE OF TEXAS
DJUNA TRACY LANG
MY COMMISSION EXPIRES
02/28/2024
NOTARY ID: 132380859

ADDRESS NEW OWNER (S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Ashley Rae Nichols	**NEW OWNER**	
(NAME)	(NAME)	**072-06-3H-032.00-CO**
107 Daisy Dr		
(ADDRESS)	(ADDRESS)	
Marion, TX 78124		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN YOCOM, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY RAE NICHOLS, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Unit 32 of Vibe, as shown on Exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, revised in Instrument No. 20170803-0079133 and Instrument No. 20180329-0029496, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Morgan Yocom, a married woman by Quitclaim deed from Joseph Jebara and Morgan Yocom, husband and wife of record in Instrument No. 20210317-0035534 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 17, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170703-0066733, as amended in Instrument No. 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161031-0114828, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and of record in Instrument Number 20170126-0008648, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20170519-0050068, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement in favor of Metro of record in Instrument Number 20170802-0078517, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement for Public Roads of record in Book 1681, Page 77, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deeds of record in Book 1727, Page 571 and Book 1727, Page 594, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 196 and Book 4236, Page 669, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20181029-0106557, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **857 Vibe Pl, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 31st DAY OF MARCH, 2023

Morgan Yocom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MORGAN YOCOM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 31st of March, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212