THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5731-WE

Karen Johnson Davidson County
Batch# 992234 DEEDWARR
04/14/2023 10 23 26 AM 2 pgs
Fees $13 00 Taxes $6,567 50

20230414-0027421

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,775,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
109 39th Avenue North Community Property Trust u/a/d March 29, 2023	J. P. Morgan Chase Bank, N.A.	
109 39th Avenue North	2500 Westfiled Drive	104-05-0-012 00
Nashville, TN 37209	Elgin, IL 60124	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ryan Patterson Davis, unmarried and Lonnie Keith Yount, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **109 39th Avenue North Community Property Trust u/a/d March 29, 2023**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the northerly 48 feet of Lot No 67, as shown on the Plan of Part of West Grove Subdivision of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee

Said part of Lot No 67 fronts 48 feet on the westerly margin of 39th Avenue North amd extends back between parallel lines, 100 feet to an alley

Being the same property conveyed to L Keith Yount, unmarried by Warranty deed from Dennis R Roth and wife, Tammy M Roth of record in Instrument No 20041130-0142511 Register's Office for Davidson County, Tennessee, dated November 22, 2014 and recorded on November 30, 2014

Being the same property conveyed to Ryan Patterson Davis and spouse, Lonnie Keith Yount by Quitclaim deed from L Keith Yount, married of record in Instrument No 20210622-0084333 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 22, 2021 The said Ryan Patterson Davis and Lonnie Keith Yount having since divorced.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **109 39th Avenue North, Nashville, TN 37209**

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 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 our hands this the 12th day of April, 2023.

Ryan Patterson Davis

Lonnie Keith Yount

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan Patterson Davis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12th day of April, 2023

My Commission expires 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lonnie Keith Yount,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that heexecuted the within instrument for the purposes therein contained

Witness my hand and official seal this the 11th day of April, 2023.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY