398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 992255 DEEDWARR
04/14/2023 10:57 07 AM 2 pgs
Fees $13 00 Taxes $1,868 50

20230414-0027451

B-AR-23-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 7/6/26 (AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeren A. Kendall and Jillian M. Doherty	Altra Federal Credit Union	
(NAME) **13 Decatur Street**	(NAME) 1700 Oak Forest Drive	**093-16-0-387-00**
(ADDRESS) **Nashville, TN 37210-2804**	(ADDRESS) Onalaska, WI 54650	
(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, **YELLOW BALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREN A. KENDALL, a single person AND JILLIAN M. DOHERTY, a single person, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 the Southerly twenty-eight (28) feet of Lot No 8, and the Northerly eight (8) feet of Lot No 9, in Block "G", of the Hermitage Addition to Nashville, as of record in Plat Book 57, Page 42 and 43, of the Register's Office of Davidson County, Tennessee Said parts of said lots front together 36 feet on the east side of Decatur Street, and extend back in an easterly direction between parallel lines, 150 feet to an alley

Being the same property conveyed to Constance Lenore Swanson from Kate Powell and Ann Callis as trustee, dated August 27, 1980 and recorded in Book 6365, Page 436, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Cream City Development by Warranty Deed from Constance Lenore Swanson, dated November 12, 2021 and recorded November 19, 2021 in Instrument No 20211119-0154348, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Music City Financial LLC by Warranty Deed from Cream City Development, LLC, dated December 17, 2021 and recorded December 22, 2021 in Instrument No 20211222-0169262, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Yellow Ball, LLC, by Warranty Deed from Music City Financial LLC, dated December 17, 2021 and recorded December 22, 2021 in Instrument No 20211222-0169263, Register's Office of Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 42-43, Register's Office for Davidson County, Tennessee
- Agreement for Dedication for public right-of-way of record in Instrument No 20220408-0041482, Register's Office of Davidson County, Tennessee
- Declaration of Restrictions and covenants for SCMs for regulated residential infill of record in Instrument No 20230314-0018499, Register's Office of Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **13 Decatur Street, Nashville, Tennessee 37210-2804**

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 13th DAY OF APRIL, 2023

Yellow Ball, LLC, a Tennessee limited liability company

BY _____
Jeff Gaw
Member

BY: _____
Joseph M. Roberts, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13th of April, 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of YELLOW BALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 13th of April, 2023

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires _____
(SEAL)

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