RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 1011056 DEEDWARR
06/05/2023 09 53 34 AM 2 pgs
Fees $13 00 Taxes $2,682 50

20230605-0042267

STATE OF TENNESSEE
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $725,000 00

Affiant

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

Notary Public
My Commission Expires 6-8-27

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY.
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos
Nicholas J Hardy and Emily Sue Bragg	907 Maynor Street	Owner	
907 Maynor Street			072-06-0-002 00
Nashville, TN 37216	Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jared Scott Yaw and Codee Bayless Yaw, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Emily Bragg and Nicholas Hardy, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Map of Maynor Place of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared Scott Yaw and Codee Bayless Yaw, husband and wife by Warranty deed from Tracey Pendergrass, unmarried of record in Instrument No. 20131206-0124500 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 06, 2013.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions

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 843, Page 24, Register's Office for Davidson County, Tennessee.
Easement of record in Book 4306, Page 23, in the Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of

all persons whomsoever

WITNESS my hand this the 2nd day of June, 2023

Jared Scott Yaw

Codee Bayless Yaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marcy Burridge, the undersigned, a Notary Public, in and for said State and County, **Jared Scott Yaw and Codee Bayless Yaw, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of June, 2023

Marcy Burridge
NOTARY PUBLIC
My Commission Expires 09/08/2025

MARCY BURRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY