WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011182 DEEDWARR
06/05/2023 01 27 32 PM 2 pgs
Fees $13 00 Taxes $1,387 50

20230605-0042423

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

BS-ROG-23-901

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)
Katherine L. Yu	**Community Mortgage Advisors, LLC DBA Community Advisors**	
(NAME)	(NAME)	**082-04-0-361.00**
901 Granada Ave	**19045 E Valley View Parkway, Ste. F**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Independence, MO 64055**	
(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, **ANITA K. ARMSTRONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE L. YU,** 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 part of Lots No 44 & 46 in W H Hyronemous Addition to Nashville, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, and further described as follows

Beginning in the northeast corner of Sharpe Avenue (formally known as McFerrin Avenue) and Granada Avenue, running thence east with the north margin of Granada Avenue 62 feet, thence north and parallel to Sharpe Avenue 100 feet, thence West 26 feet to the margin of Sharpe Avenue, thence southwesterly 85 feet with the margin of said avenue to a point, thence south 22 feet to the point of beginning

Being the same property conveyed to Anita k Armstrong, unmarried by Warranty deed from W A Mcwhirter of record in Book 6468, page 349, Register's Office for Davidson County, Tennessee, dated December 21, 1984 and recorded on January 04, 1985

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 174, 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 **901 Granada Ave, Nashville, Tennessee 37206**

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 2nd DAY OF JUNE, 2023

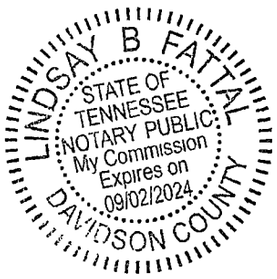
Anita K. Armstrong
Anita k Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA K ARMSTRONG, 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 2nd of June, 2023

Lindsay B. Fattal
Notary Public
My Commission Expires _____
(SEAL)



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