THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6488-WE

Karen Johnson Davidson County
Batch# 1038841 **DEEDWARR**
08/16/2023 09 45 59 AM 2 pgs
Fees $13 00 Taxes $7,400 00

20230816-0063772

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 $ 2,000,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 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
YRP Trust, a Tenants By The Entirety Trust	YRP Trust	
3432 Woodmont Boulevard	6505 Radcliff Drive	117-06-0-106-00
Nashville, TN 37215-1422	Nashville, TN 37221	
(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, **Deborah Lannigan-Macara, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YRP Trust, a Tenants By The Entirety Trust u/a/d August 8, 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 parts of Lots Nos. 29 and 30 on the plan of Hillsboro Heights, not of record, being more particularly described according to a survey made by W B Southgate, Engineer, December 26, 1912, as follows.

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1775 feet West of the centerline of 23rd Avenue South, said point being the easterly margin of 25th Avenue South, now closed, thence northwardly, with the easterly margin of said avenue, 371 feet, more or less, to the Southerly line of Lot No 28, thence Westwardly 254 5 feet to an iron pipe, post and stake in the original West line Lot No 29, thence along the fence, being the East line of Lee Farris property, southwardly 379.7 feet to an iron pipe in the northerly margin of Woodmont Boulevard, thence with the margin of same, eastwardly 173 feet to the beginning

Being the same property conveyed to Ian G Macara and Deborah Lannigan-Macara, husband and wife, by Warranty Deed from Lee Ann Hawkins, unmarried, of record in Instrument No 20120626-0055882 Register's Office for Davidson County, Tennessee, dated June 25, 2012 and recorded on June 26, 2012

Being the same property conveyed to Deborah Lannigan-Macara, unmarried, by Quitclaim Deed from Ian G Macara of record in Instrument No 20210520-0068255 Register's Office for Davidson County, Tennessee, dated May 07, 2021 and recorded on May 20, 2021

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 __ unimproved _X_ improved property known as **3432 Woodmont Boulevard, Nashville, TN 37215-1422**

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 15TH day of AUGUST, _____

dlannigan-macara

Deborah Lannigan-Macara

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Lannigan-Macara,** 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 they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 15 day of AUGUST, 2023

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY