Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-23-1718

Name and Address of New Owner:
YHYS, LLC
401 Carphilly Court
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1075491 DEEDWARR
11/27/2023 04:03:40 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20231127-0091553

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081-11-0-455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Josephine H. Banks, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **YHYS, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 119 on the plan of D.T. McGavock et al, Addition in Book 21, page 41, Register's Office Davidson County, Tennessee.

Said part of lot fronts 50 feet on the easterly side of 12th Avenue North formerly Florence Street, and extends back between parallel lines, 154 feet to an alley.Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 119 on the plan of D.T. McGavock et al, Addition in Book 21, page 41, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Josephine H. Banks and James A. Hill, both unmarried by Warranty Deed from Anita Kay Donnell and husband, Ben C. Donnell dated November 26, 1997 and filed of record in Book 10708, page 376, in the Register's Office for Davidson County, Tennessee. James A. Hill died on August 16, 2017. Further being the same property conveyed to Josephine H. Banks, unmarried by Quitclaim Deed from Debbie Hayes and Debra Hayes dated October 18, 2023 and filed of record in Instrument No. _____. in the Register's Office for Davidson County, Tennessee. 20231127-0091551

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1718 12th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of November, 2023.

Josephine H. Banks By Alonzo Ridley her Attorney in fact (SEAL)
Josephine H. Banks
By Alonzo Ridley, Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st day of September, 2023, before me personally appeared Alonzo Ridley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Josephine H. Banks pursuant to a Specific Power of Attorney November 20, 2023 and filed of record in Instrument No. 20231127-0091567 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Josephine H. Banks, as her attorney in fact.

Witness my hand, at office, this 21st day of November, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

Notary Signature
My commission expires:

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