Karen Johnson
Batch # 1079881
12/07/2023 03:20:02 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARRSP
3 pgs

20231207-0094706

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Parcel Information
Yachymiak Family Trust 29308 Hummingbird Circle Westlake, OH 44145	Janice E. Yachymiak 29308 Hummingbird Circle Westlake, OH 44145	105 09 1H 038

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Janice E. Yachymiak**, in her capacity as Personal Representative of the Estate of Thomas Edward Yachymiak and individually, as Grantor, by these presents does hereby grant, bargain, sell and convey unto **Yachymiak Family Trust, U/A Dtd. June 7, 2007**, as Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described in further detail on the "Exhibit A" attached hereto:

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 1900 12th Ave S #315, Nashville, Davidson County, Tennessee.

WITNESS my hand this 6 day of December, 2023.

Janice E. Yachymiak

Janice E. Yachymiak, Individually and as Personal Representative of the Estate of Thomas Edward Yachymiak

STATE OF OHIO)
COUNTY OF Cuyahoga)

Personally appeared before me, Myia Passen, a Notary Public in and for said State and County, **Janice E. Yachymiak**, Personal Representative of the Estate of Thomas Edward Yachymiak, and as an individual, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of December, 2023

Notary Public

My Commission Expires: 4/3/2028

MYIA PASSEN
Notary Public
State of Ohio
My Comm. Expires
April 3, 2028

STATE OF OHIO)
COUNTY OF Cuyahoga)

This conveyance is exempt from the payment of the privilege tax pursuant to Section 67-4-409(a)(3)(D), Tennessee Code Annotated.

Janice E. Yachymiak

Janice E. Yachymiak

Subscribed and sworn to before me, this 6 day of December, 2023

Notary Public

My Commission Expires: 4/3/2028

MYIA PASSEN
Notary Public
State of Ohio
My Comm. Expires
April 3, 2028

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 315, on the Plan of The Chelsea Condominiums, as shown on Exhibit C of the Master Deed of The Chelsea Condominiums of record in Instrument Number 20181119-0113627, amended in Instrument Numbers 20181128-0116220 and 20190226-0017434, 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 Thomas Yachymiak, by Special Warranty Deed dated the 31st day of July, 2020, from Mainland Belmont, LLC, recorded in Instrument 20200805-0087180, Register's Office for Davidson County, Tennessee. Thomas Edward Yachymiak having died on the 1st day of July, 2022, a resident of Cuyahoga County, Ohio, leaving a wife, Janice E. Yachymiak, who is sole residuary legatee and devisee under Thomas Edward Yachymiak's Last Will and Testament which was duly admitted to ancillary probate in Davidson County, Docket No. 22P-2164, Seventh Circuit Chancery Probate Court for said county.