BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Scott A. Yant Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2023. Bonnie K Skipworth Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1085319 DEEDQC
12/22/2023 01:20:48 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20231222-0098898

BONNI K. SKIPWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-202

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT ALLEN YANT	**SAME**	**039-00-0-173.00**
(NAME)	(NAME)	
5165 RAWLINGS ROAD		
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,**WE, MARY LINDA BREWER AND HOWARD M. SKIPWORTH, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF DAVID GILSON NEISZ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ALLEN YANT,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of said Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (old), in the northerly margin of Waller Road, the southwest corner of a tract of land which belongs to Laura and Erik Eliasson, (Instrument No. 20200914-0104479, Register's Office for Davidson County, Tennessee), the southeast corner of this tract and continuing, as follows:

with a curve to the left, having a radius of 445.00 feet, an arc distance of 154.23 feet, and a chord bearing and distance of S 55 13'10" W, 153.46 feet to a point in the northerly margin of Waller Road, the southeast corner of a tract of land which belongs to The Waller Residuary Trust, (Instrument No. 20150722-0072049, RODCTN);
thence, N 16 00'59" W, 1193.86 feet to an iron pin (old), a common corner of said tract of land which belongs to The Waller Residuary Trust, and a tract of land which belongs to Jayne B. Workman, (Instrument No. 20050805-0092136, RODCTN);
thence with the boundary of said tract of land which belongs to Jayne B. Workman, as follows:

S 58 30'58" E, 264.93 feet to an iron pin (old);
thence, S 88 15'30" E, 321.66 feet to an iron pin (old), a common corner of said tract of land which belongs to Jayne B. Workman, and a tract of land which belongs to Glenn and Betty Mabry Family Living trust, having a deed reference in I.S. 20170201-0010827, RODCTN);
thence, S 03 28'16" W, 303.42 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Glenn and Betty Mabry Family Living Trust, the northeast corner of said tract of land which belongs to Laura and Erik Eliasson;
thence with the boundary of said tract of land which belongs to Laura and Erik Eliasson, as follows:

S 64 34'06" W, 303.89 feet to an iron pin (old);
thence, S 25 24'48" E, 189.07 feet to an iron pin (old);
thence, S 17 41'09" E, 112.04 feet to an iron pin (old);
thence, S 25 12'42" E, 99.89 feet to an iron pin (old);
thence, S 21 16'56" E, 118.67 feet, to the point of beginning, containing 5.73 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated December 14, 2023.

Being the same property conveyed to DAVID NEISZ AND WIFE, REEDA MAE BENTON NEISZ, by deed from REEDA M. BLANTON, of record in Book 3979, page 696, dated September 24, 1965, said Register's Office.

Having since divorced, REEDA MAE BENTON NEISZ conveyed her interest in said property to DAVID GILSON NEISZ by Quitclaim Deed of record in Instrument No. 20011015-0112067, dated October 8, 2001, said Register's Office.

DAVID GILSON NEISZ died testate on or about March 1, 2022, devising said property to his wife, MARY

LINDA BREWER, by will of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P1427. Pursuant to the Order For Sale, dated October 13, 2023, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 22P1427, said property has been approved for sale by the Personal Representatives to satisfy debts of the estate. A certified copy of said Order is of record as Instrument No. 20231222009897, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **4366 WALLER ROAD, WHITES CREEK, TN 37189**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 21st day of December, 2023.

Mary Linda Brewer Co-Personal Representative

MARY LINDA BREWER, Co-Personal Representative of the Estate of David Gilson Neisz

Howard M. Skipworth Co-Personal Representative

HOWARD M. SKIPWORTH, Co-Personal Representative of the Estate of David Gilson Neisz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY LINDA BREWER AND HOWARD M. SKIPWORTH, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF DAVID GILSON NEISZ,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of December, 2023.

BONNIE K. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

My Commission expires: _____

Notary Public