This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22096-MC

Karen Johnson Davidson County
Batch# 1099259 DEEDWARR
02/08/2024 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,103.90
20240208-0009047

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $298,350.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2024.

Notary Public
My Commission Expires: 3/6/24

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lydia Yonce and Michael Fulcher, Jr. 2234 Maplecrest Drive Nashville, TN 37214	CMG Mortgage, Inc. dba CMG Home Loans – 3160 Crow Canyon Road, Suite 400, San Ramon, CA 94583	084 11 0 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Adam Shoenfeld and Katie Shoenfeld, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lydia Yonce, an unmarried woman and Michael Fulcher, Jr., an unmarried man, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 276, on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Said Lot No. 276 fronts 70 feet on the North side of Maplecrest Drive and runs back between lines, 152 feet on the West line and 199 feet on the East line, to a dead line in the rear, which is a broken line, on which it measures 96.8 feet.

Being the same property conveyed to Adam Shoenfeld and wife, Katie Shoenfeld, by Executrix Deed from Darlene M. Horn as Executrix of the Estate of Luther McGinley, Jr., pursuant to Order Authorizing Sale of Real Property, filed November 2, 2018, Docket No. 18P689, in the Probate Court of Davidson County, of record in Instrument No. 20181115-0112795, in the Register's Office for Davidson County, Tennessee, dated November 9, 2018 and recorded on November 15, 2018.

This is ☒ improved or ☐ unimproved property located at: **2234 Maplecrest Drive, Nashville, TN 37214**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of February, 2024.

GRANTOR:

Adam Shoenfeld

Katie Shoenfeld

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Adam Shoenfeld**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of February, 2024.

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Katie Shoenfeld,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8 day of February, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 5/3/26

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 8, 2024.

Karen Suggs
(AFFIANT) – Karen Suggs

02/08/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of February, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY