Karen Johnson
Batch # 1122182
04/12/2024 10:26:01 AM
Fees: $13.00 Taxes: $1,313.50
Davidson County
DEEDWARR
2 pgs
20240412-0026115

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2024. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mason Alford	First Horizon Bank	133-02-0-123.00
232 Antioch Pike	1 Corporate Dr., Ste 360	
Nashville, TN 37211	Lake Zurich, IL 60047	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Heather Yaple, a single person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mason Alford, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Subdivision of the real estate of Hinchey Petway, deceased, as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being Lot No. 3 on the unrecorded map of A.C. Roth's Subdivision, described according to a survey made by Z.J. Wilkinson, Surveyor, May 3, 1940, as follows:

Beginning at a point 100 feet West of the Northwest corner of Antioch Pike and Wingate Avenue; thence with the Northerly margin of said Pike Westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots Northwardly 169.3 feet; thence Eastwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, Southwardly 170.2 feet to the beginning.

Being the same property conveyed to Heather Yaple, a single person by Warranty Deed from Alice D. Sullivan, unmarried, dated October 27, 2017 and recorded November 1, 2017 in Instrument No. 20171101-0111882, Register's Office of Davidson County, Tennessee.

This is improved property known as **232 Antioch Pike, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ~~12th~~ 10th day of April, 2024.

Heather Yaple

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Heather Yaple, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this ~~12th~~ 10th day of April, 2024.

Patricia L Hurtt
Notary Public
My Commission Expires: _____

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

LTC File No. 24-001795-525