Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-709

WARRANTY DEED

Karen Johnson
Batch # 1134202
05/13/2024 11:29:12 AM
Fees: $13.00 Taxes: $1,295.00

Davidson County
DEEDWARR
2 pgs

20240513-0035012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 24-CD-142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Conte, Courtney Weger, and Amy Weger,	CMG Home Loans	14902005300
(NAME) 709 Oak Creek Dr.	(NAME) 3160 Crow Canyon Rd #400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MATTHEW A YORKE, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL CONTE, AN UNMARRIED MAN, COURTNEY WEGER, AN UNMARRIED WOMAN AND AMY WEGER, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 102 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Plat Book 6900, page 935 (erroneously noted as page 934 in prior deed of conveyance) , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and and accurate description. See Affidavit of Scrivener's Error (to correct page number in legal description) of record in Instrument No. 20240507-0033632, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Matthew A. Yorke, unmarried by Warranty Deed from Melissa B. Neely, unmarried, dated May 24, 2002, recorded May 29, 2002, of record in Instrument No 20020529-0065295, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 709 Oak Creek Dr., Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 8 day of May 2024.

Matthew A Yorke

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8 day of May 2024, before me personally appeared Matthew A Yorke, an unmarried man to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 8 day of May 2024.

Commission Expires: _____

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-06-2027

Notary Public