Karen Johnson
Batch # 1180882
09/12/2024 11:02:01 AM
Fees: $13.00 Taxes: $1,690.53

Davidson County
DEEDWARR
2 pgs

20240912-0070398

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,900.00. Affiant Subscribed and sworn to before me on SEPTEMBER 10, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 03-16-2026

File No.: 2024-0323

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO:~~
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-BR-24312

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
David Wu and Marjorie Yandell 372 Upper Mill Drive Antioch, TN 37013	David Wu and Marjorie Yandell 372 Upper Mill Drive Antioch, TN 37013	173-15-0A-124.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOEL EVRIST AND LAUREN EVRIST, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DAVID WU, AN UNMARRIED MAN AND MARJORIE YANDELL, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OR SURVIVORSHIP**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124, as shown on the map entitled Final Plat of Mill Run Subdivision, Phase 2 (Cluster Lot Development) a Resubdivision of Mill Run, Phase 1A, Lot 89, of record as Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOEL EVRIST AND WIFE, LAUREN EVRIST, by deed from KEVIN J. CASLTEMAN AND WIFE, LINDSEY CASTLEMAN, of record Instrument No. 20150819-0083651, dated August 19, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 372 Upper Mill Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant 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, unless otherwise herein set out; and GRANTOR does further covenant and bind 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.

WITNESS our hands on September 10, 2024.

Grantor:

Joel Evrist

Lauren Evrist

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joel Evrist and Lauren Evrist, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2024.

Notary Public My Commission Expires: May 20, 2028

My Commission expires: _____

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY