Karen Johnson Davidson County
Batch# 1186185 DEEDWARR
09/25/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240925-0074349

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Warren E. Savitz	New Owner	161 11 0C 045.00
(NAME)	(NAME)	
327 Yorkshire Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Faith Alexandria May Mote, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Warren E. Savitz, unmarried,**

hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. I-904 on the Plan of "RESUBDIVISION OF LOT 2, OF PHASE IV, VILLAGES OF BRENTWOOD", as of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee.

Said Lot I-904 fronts 17.63 feet on the Southerly margin of a 6-foot access Easement with access to Yorkshire Circle and runs back a total of 109.19 feet on the broken Easterly line and runs back a total of 112.78 feet on the broken Westerly line to a line in the rear which measures 19.23 feet thereon.

Being the same property conveyed to Faith Alexandria May Mote, an Unmarried Woman, by Warranty Deed from Kelly Kimbrough, a Single Woman, formerly known as Kelly Haynes, of record in Instrument No. 20220701-0076381, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022, and recorded on July 01, 2022.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 327 Yorkshire Circle, Nashville, TN 37211
(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.

Effective the 20th day of September, 2024.

Faith Alexandria May Mote

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of September, 20 24, before me personally appeared Faith Alexandria May Mote, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 9/20/24 (date of document).

Affiant Signature

9/25/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON