SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS: **EXEMPT**, as pursuant to TCA § 67-4-409(a)(1)(c)(vi)

JOANNA YATES, AFFIANT & TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF June, 2024.

Stephanie Wyatt
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-2-2026

(Notarial Seal)
STEPHANIE WYATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Karen Johnson
Batch # 1193655
10/15/2024 12:25:30 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDWARRSP
2 pgs

20241015-0079852

INSTRUMENT PREPARED BY and after recording, RETURN TO:
J. Edward Nanney, Attorney at Law
4Sight Legal Services, PLLC
620 Lindsay Street, Suite 220
Chattanooga, TN 37403

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	TAX MAP/PARCEL ID NUMBERS
JOANNA YATES, Trustee of the JOANNA YATES LIVING TRUST, December 7, 2023 600B Fatherland St. Nashville, TN 37206	JOANNA YATES, Trustee 600B Fatherland St. Nashville, TN 37206	082-16-0O-002.00CO

KNOW ALL MEN BY THESE PRESENTS that JOANNA YATES, Grantor and an unmarried person, in consideration of the sum of one dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does herby convey, remise, release and forward have this day bargained and sold, and by these presents do hereby transfer and convey unto JOANNA YATES, sole Trustee, or her successors in trust, under the JOANNA YATES LIVING TRUST, December 7, 2023 and any amendments thereto ("Grantee"), all of Grantor's right, title and interest in and to the following described real estate, together with all improvements located thereon, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the Fatherland @ 6th Townhomes, a Horizontal property regime with private elements, as recorded in the Master Deed of record in Instrument No. 20140822-0076655 and amended in Instrument No. 20150710-0067195, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Emmit J. Martin, unmarried by Warranty deed from ZGold Partners LLC, a Tennessee limited liability company of record in Instrument No. 20150825-

0085505 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 2015.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140822-0076655 and amended in Instrument# 20150710-0067195, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150825-0085733, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This improved property known as 600 B Fatherland St., Nashville, Tennessee 37206

For Prior title, see Deed recorded in Instrument # 20180406, page 0032564 in the Register's Office of Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving, therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with the Grantee that he is seized and possessed of this land, and has a right to convey it, and that Grantor warrants the title against all persons claiming under her.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WITNESS my hand this 3RD day of JUNE, 2024.

JOANNA YATES, Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOANNA YATES, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes contained therein.

Witness my hand and seal this 3RD day of June, 2024.

Stephanie Wyatt
Notary Public My Commission Expires: 11-2-2026

STEPHANIE WYATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-