Karen Johnson Davidson County
Batch# 1202622 DEEDWARR
11/07/2024 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241107-0086711

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(C)(vi). Belinda Pack Yoder Affiant Sworn to and subscribed before me this 6 11-6, 2024. Comm Exp: 12-3-24 Notary Public

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
BELINDA PACK YODER, Trustee		
YODER FAMILY TRUST dated October 28, 2024	SAME AS NEW OWNER	085-14-0-B-039.00
2956 Jenry Dr.		
Nashville, TN 37214		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -$10- Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BELINDA YODER (Grantor), an unmarried woman, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to BELINDA PACK YODER, Trustee of the YODER FAMILY TRUST dated October 28, 2024 (Grantee), and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No.39 on the Final Pint of Donelson Downs, a Planned Unit Development, of record in Instrument No. 20190221-0015852, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to BELINDA PACK YODER, an unmarried woman, by BMCH TENNESSEE LLC, a Delaware Limited Liability Company, by Special Warranty Deed of record in Instrument Number 20200116-0005701, Register's Office for Davidson County, Tennessee.

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

1. Easements for Water Mains of record in Book 722 Page 303 and Book 722 Page 328, said Register's Office.
2. Restrictions of record in Book 1102 Page 139, said Register's Office. Warranty Deed and Flowage Easement of record in Book 2278 Page 315, said Register's Office.
3. Perpetual Easement for Highway Purposes of record in Book 4758 Page 444, Book 4764 Page 804 and Book 4828 Page 296, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4786 Page 795, Book 4786 Page 798, Book 5180 Page 988, Book 5182 Page 563, and Book 5275 Page 537, said Register's Office.
5. Agreement for the Dedication of a Temporary Easement for the Construction of Sanitary Sewers and/or Drainage Improvements or Water Mains of record in Book 8059 Page 492, said Register's Office.
6. Right of Way Acquisition and Temporary Construction Easement of record in Instrument No. 20031203-0173516, Instrument No. 20031203-0173518, Instrument No. 20040109-0003634 and Instrument No. 20040109-0003644, said Register's Office.
7. Easement for the flow of Stones River and the rights of the public therein.
8. Rights of upper and lower riparian owners to the flow of the water of Stones River, free from diminution or pollution.
9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the now of Stones River.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180418-0036711, said Register's Office.
11. Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantor is 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The improved property is known as 2956 Jenry Dr., Nashville, TN 37214

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on Nov 6, 2024.

Belinda Yoder

BELINDA YODER

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 BELINDA YODER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11 - 6 -, 2024.

NOTARY PUBLIC

My Commission Expires: 12-8-24

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 November 6, 2024

11/6/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 6th day of November, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025