WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF January, 20 24

Notary Public
COMMISSION EXPIRES: 12-3-26

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1223381 DEEDWARR
01/06/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20250106-0001036

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Joseph Agusta	Ameris Bank	091-09-0A-009.00
(NAME)	(NAME)	
6034 Deal Avenue	1850 Parkway Place, #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Marietta, GA, 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brooke Nicole Yancey, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Joseph Agusta, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 9 on the Plan of Deal Avenue, Planned Unit Development (Parkside Place) as shown by plat of record in Plat Book 6200 at Page 354, Registers Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to BROOKE NICOLE YANCEY, AN UNMARRIED WOMAN, by Warranty Deed from RAEGAN HARBIN BRECKENRIDGE, FKA RAEGAN E. HARBIN, (Raegan E. Harbin a single woman having since married John Austin Breckenridge is now known as Raegan Harbin Breckenridge) of record in Instrument No. 20201016-0120730, dated September 29, 2020, recorded October 16, 2020, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 6034 Deal Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

20250106-0001036

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. successors 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, successors 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 my hand this 31 day of December, 2024.

Brooke Nicole Yancey
Brooke Nicole Yancey

State of ~~Tennessee~~ Texas (CNH)

County of ~~Wilson~~ Collin (CNH)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brooke Nicole Yancey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of December 2024.

Carla H. Dillard, Notary Public
(CNH) ~~S. Nixon Pressley~~ CARLA H. Dillard

Commission Expires: 09/11/2026

CARLA H. DILLARD
Notary Public, State of Texas
Comm. Expires 09-11-2026
Notary ID 129952746

File No.: 7814-24
Warranty Deed Individual LES rev. 09-2018

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 December 31, 2024

Affiant Signature

01/06/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this January 6, 2025 .

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY