WARRANTY DEED

Karen Johnson Davidson County
Batch# 1240842 DEEDWARR
02/26/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250226-0014311

File No. CR-25-8838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN Y RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Bennett Colvin and Jessica Kay Phelps	New Owners	
(NAME)	(NAME)	
1020 Mansfield Street	**1805 Lakehurst Drive**	083-05-0-170.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(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/we, **J. Wes Yoder II, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Bennett Colvin and Jessica Kay Phelps, a married couple**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 the middle one-third of Lot No. 3 on the Plan of O'Donnells Subdivision of record in Plat Book 2, Page 37, Chancery Court of Nashville.

Said part of said Lot fronts 48 1/3 feet on the Southerly side of Mansfield Avenue and extends back between parallel lines 188 feet, more or less, to an alley.

Being the same property conveyed to J. Wesley Yoder and wife, Linda H. Yoder and J. Wes Yoder II, a single man, as tenants in common with right of survivorship by Warranty Deed from Oakwood Property Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070619-0072975 Register's Office for Davidson County, Tennessee, dated June 12, 2007 and recorded on June 19, 2007.

Being the same property conveyed to J. Wes Yoder II, a married man by Quitclaim Deed from J. Wesley Yoder and wife, Linda H. Yoder, and J. Wes Yoder II, a married man, as tenants in common with right of survivorship, dated February 26, 2025 and of record in Instrument No. 202502260014310, Register's Office for Davidson County, Tennesseee.

This is property more commonly known as 1020 Mansfield Street, Nashville, TN 37206.

J. Wes Yoder II having since been married.
The subject property was never used as the principal residence of the grantor(s).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 26th day of February, 2025.

J. Wes Yoder II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2025, before me personally appeared, J. Wes Yoder II, 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **February 26, 2025**.

Date

Christen Rabe

Affiant Signature

2/26/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **February**, 20**25**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025