WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1241998 DEEDWARR
02/27/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250227-0014829

File #25-PA-1909-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madison Fuzzell	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**081 07 0 341.00**
1909 12th Avenue North	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES ANTHONY YOCHIM AND SPOUSE STEPHEN GILL,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MADISON FUZZELL, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94, except that portion taken for Metro Public Water Works in Instrument No. 20180508-0043948 on the Plan of CEPHAS WOODARD SUBDIVISION OF LOTS NO: 5 AND 6, WOODARD PLAN, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Stephen Louis Gill, unmarried and James Anthony Yochim, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Michael Overby, unmarried and Stephen Louis Gill, unmarried, of record in Instrument No. 20220520-0058682, in the Register's Office of Davidson County, Tennessee, dated May 09, 2022 and recorded on May 20, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CEPHAS WOODARD SUBDIVISION OF LOTS NO: 5 AND 6, WOODARD PLAN, as recorded in Plat Book 161, Page(s) 174.

*Right of Way as set forth in instrument recorded in Instrument No. 20180508-0043948.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1909 12th Avenue North, Nashville, TN 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th day of February, 2025.

James Anthony Yochim

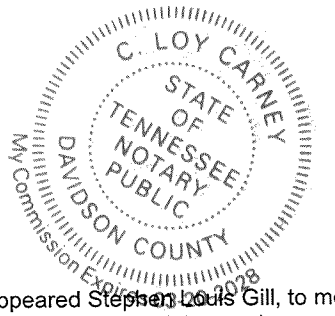
Stephen Louis Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2025, before me personally appeared James Anthony Yochim, 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:

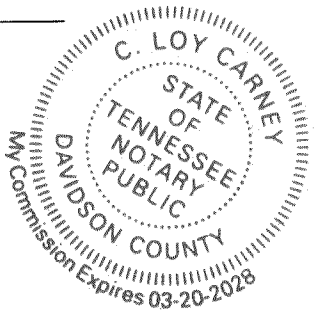


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2025, before me personally appeared Stephen Louis Gill, 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:



True Copy Certification

I, **Pam Autry,** 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 this the 26 day of February, 2025.

Affiant Signature

Date 2/26/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027