RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

Karen Johnson Davidson County
Batch # 1242391 DEEDWARR
03/03/2025 09 29 40 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20250303-0015439

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2025

Notary Public
MY COMMISSION EXPIRES 11-8-27
File No G25-22713

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelsie G Hubbuch (NAME)	owner (NAME)	114-8-C-100 CO
7277 Charlotte Pike (STREET ADDRESS) # 302	(STREET ADDRESS)	
Nashville TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Nikisha L. Yoder, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsie G. Hubbuch, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, 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 Unit 95 on the Plan of West Park, Phase 3, as established by the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc of record as Instrument No 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc of record as Instrument No 20041221-0151636, and further amended by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc of record in Instrument No 20050222-0018812, and as supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc Annexing Additional Property Known as West Park, Phase 3, of record in Instrument No 20060202-0013378, Register's Office for Davidson County, Tennessee, and being part of the Plan of West Park, Phase 3, of record as Instrument No 20060202-0012968, and as further shown on the Plan attached as Exhibit "B" to the aforementioned Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners Association, Inc Annexing Additional Property Known as West Park , Phase 3, of record in Instrument No 20060202-0013378, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to Nikisha Bailey, an unmarried woman, by Deed dated April 15, 2014 from Jennifer Suzanne Morrow-Ford and husband, Glenn Ford, recorded May 5, 2014, in Instrument Number 20140505-0037947, Register's Office of Davidson County, Tennessee

Nikisha Bailey now married known as Nikisha L Yoder her spouse Marion J Yoder joins in this conveyance to convey any interest in said property, particularly his marital interest

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein
The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 7277 Charlotte Pike, Unit 302, Nashville, TN 37209

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 Whenever 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 28th day of February, 2025

Nikisha L Yoder

Marion J Yoder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Nikisha L Yoder and Marion J Yoder, 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 28th day of February, 2025

Notary Signature
My commission expires 11/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066