WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

KRYSTAL M SCHUSTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-24-2027

Karen Johnson Davidson County
Batch# 1249184 DEEDWARR
03/21/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20250321-0021402

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charlie D. Yielding	**New Owner**	
(NAME)	(NAME)	**061-03-0-008.00**
4500 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **FERROL THOMAS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLIE D. YIELDING, A MARRIED MAN,** 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76 in Gra-Mar Acres, Section two, as shown on Plan of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee; described as follows: Beginning on the northerly margin of Joyce Lane at the corner of Lots No. 75 and 76; thence with the line between said two lots northwardly 134.5 feet to the corner of Lots Nos. 75, 76, 77; thence with the line between said Lots Nos. 76 and 77 westwardly 143.1 feet to the easterly margin of Saunders Avenue; thence with the same southwardly 124.46 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 31.14 feet to the northerly margin of Joyce Lane; thence with same, eastwardly 119.83 feet to the beginning.

Being the same property conveyed to Ferrol Thomas, an unmarried woman by Warranty Deed from Willard A. Deason and Judy K. Deason, husband and wife of record in Instrument No. 20130821-0088069 Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on August 21, 2013.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 74, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2202, Page 222, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of Water Mains to The City of Nashville of record in Book 2488, Page 343, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4500 Saunders Avenue, Nashville, Tennessee 37216**.

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 20th DAY OF MARCH, 2025.

Ferrol Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FERROL THOMAS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **March 20, 2025**.

Date

Affiant Signature

March 20, 2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)