39B

WARRANTY DEED

Karen Johnson
Batch # 1260627
04/16/2025 02 43 20 PM
Fees $13 00 Taxes $2,016 50

Davidson County
DEEDWARR
2 pgs

20250416-0029179

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/25

(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacques Avery Freeman and Monica Maria Santisteban Freeman	USAA	
(NAME)	(NAME)	
931B Thomas Avenue	10750 McDermott Freeway	072 06 0B 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	San Antonio, TX 78288-0544	
(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 considerations, the receipt of which is hereby acknowledged, I, **Rudolph Deavours Yelverton, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Monica Maria Santisteban Freeman and Jacques Avery Freeman and Monica Santisteban Freeman, a married couple**, hereinafter called the GRANTEE(S), their 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 931-B, Thomas Avenue Townhomes I, as shown in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20141107-0103300, as amended in Instrument Number 20150123-0006776, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rudolph Deavours Yelverton by Warranty Deed from Honeybee Partners, LLC, a Tennessee limited liability company, dated 10/08/2015, of record in Instrument No. 20151019-0105935, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is Improved ☒ 931B Thomas Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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

CAROLINE ACREE, WIFE OF RUDOLPH DEAVOURS YELVERTON, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Effective the 16th day of April, 2025

Rudolph Deavours Yelverton

Caroline Acree

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rudolph Deavours Yelverton and Caroline Acree, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of April, 2025

Notary Public:
My Commission Expires: 3/9/2027

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY