Karen Johnson Davidson County
Batch# 1260775 DEEDWARR
04/17/2025 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20250417-0029398

Name and Address of New Owner:
Reindeer Renovations, LLC
5810 Shelby Oaks Drive, Suite B
Memphis, Tennessee 38134

Send Tax Bills To:
Reindeer Renovations, LLC
5810 Shelby Oaks Drive, Suite B
Memphis, Tennessee 38134

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 076 01 0 063.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Teresa Morgan, Administrator of Estate of Bruce C. Yonce**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reindeer Renovations, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of HIDDEN HILL of record in Plat Book 4860, Page 43, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Bruce C. Yonce, unmarried, by Warranty Deed from Tim J. Miller and wife Sandi M. Miller, of record in Book 10461, Page 1, in the Register's Office of Davidson County, Tennessee, dated May 15, 1997 and recorded on May 21, 1997. The said Bruce C. Yonce died on March 26, 2023, intestate.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of April, 2025.

Estate of Bruce C. Yonce

By: Teresa Morgan (SEAL)
Teresa Morgan, Administrator
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2025, before me personally appeared Teresa Morgan, Administrator of Estate of Bruce Yonce, 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 16th day of April, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

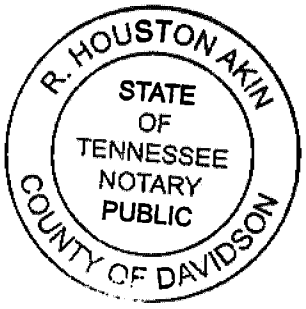
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of April, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 16, 2025.

April 17, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of April, 2025.

Notary Public:

My Commission Expires: 7.6.26