WARRANTY DEED

Karen Johnson Davidson County
Batch# 1260859 DEEDWARR
04/17/2025 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20250417-0029504

File No. EY-25-9074

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH VERGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PAR
Adelaide Warinner & Annalisa Warinner	**Same as New Owners**	
(NAME)	(NAME)	
1813 Eastside Ave		094 02 0 117.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Risa Popkin Yeiser, Successor Trustee of Joanna Dean Revocable Living Trust dated May 03, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adelaide Warinner, a single person, and Annalisa Warinner, a single person, as tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, to-wit: Being said Lot No. 116 on the plan of THE UNITED ELECTRIC RAILWAY'S ADDITION to Nashville as of record in Plat Book 161, Page 8, Register's Office for said county.

Said Lot number 116 fronts 50 feet on the Northerly side of Eastside Avenue, formerly Ashworth Avenue and runs back and between the parallel lines 150 feet to an alley.

Being the same property conveyed to Joanna Dean, by Warranty Deed from James Gabriel Banks, of record in Instrument No. 20050715-0082530, in the Register's Office of Davidson County, Tennessee, dated July 12, 2005 and recorded on July 15, 2005.

Being the same property conveyed to Joanna Dean Revocable Living Trust dated May 03, 2024, with Joanna Dean acting as the trustee, by Quitclaim Deed from Joanna Dean, a single individual, of record in Instrument No. 20240904-0067918, in the Register's Office of Davidson County, Tennessee, dated May 03, 2024 and recorded on September 04, 2024.

The said Joanna Dean subsequently died on May 8, 2024, leaving Risa Popkin Yeiser as Successor Trustee pursuant to Article VII of the Joanna Dean Revocable Living Trust dated May 03, 2024.

This is property more commonly known as 1813 Eastside Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this ~~15th~~ 16th day of April, 2025.

Joanna Dean Revocable Living Trust dated May 03, 2024

By: _____
Risa Popkin Yeiser, Successor Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, **Risa Popkin Yeiser, Successor Trustee,** 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of April, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On April 16, 2025 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Risa Popkin Yeiser,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Signature _____ **(Seal)**

Clear Form Print Form

Certificate of Authenticity

I, Elizabeth Yerger, 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**.

Affiant Signature

April 17, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires