WARRANTY DEED

Karen Johnson
Batch # 1267377
05/01/2025 12 12 54 PM
Fees $13 00 Taxes $1,439 30

Davidson County
DEEDWARR
2 pgs

20250501-0033745

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 05/08/28

DANA DELYNN HEATH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James T Oglesby, Attorney and Yvette L Meldrum, Attorney,
Mid-State Title & Escrow, Inc
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No 2025-0675

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Joy Leapheart	Joy Leapheart	058-07-0C-007 00-CO
(NAME)	(NAME)	
933 Millstream Dr	933 Millstream Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Nine Thousand And No/100 Dollars ($389,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **YELISMAR ESCALONA, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOY LEAPHEART, SINGLE,** 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, being Unit No 8A, as established by Exhibit "B-2" of the Declaration of Covenants, Conditions and Restrictions for the Crossing at Drake's Branch of record in Instrument No 20201030-0127244, as supplemented in Instrument No 20210330-0041867, in the Register's Office for Davidson County, Tennessee and formerly being Lots 8, 1 and 18 on the Final Plat for The Crossing at Drakes Branch, Phase 1, according to plat appearing of record in Instrument No 20201023-0123325, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Yelismar Escalona, unmarried woman by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No 20220602-0063689 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 02, 2022

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Instrument # 20201023-0123325, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

unimproved ☐
This is improved ☑ property, known as 933 Millstream Dr , Nashville, TN 37218
(House No) (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 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 our hands this 28 day of April, 2025

Yelismar Escalona

Yelismar Escalona

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of April, 2025, before me personally appeared Yelismar Escalona, 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 (or person's) free act and deed

Notary Public

My Commission Expires 9-21-26

(SEAL)

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-933