WARRANTY DEED

Karen Johnson Davidson County
Batch# 1287397 DEEDWARR
06/20/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250620-0048395

File No. AD-25-9722

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

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-PARCEL NUMBERS
Joseph Dominic Arena	NFM, Inc. DBA NFM Lending	
(NAME) 721 Stanvid Drive	(NAME) 1190 Winterson Road Suite 300	061-02-0-105.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Linthicum Heights, MD 21090	
(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, **Timothy A. Yager, unmarried and Alyssa R. Udovitsch, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Dominic Arena, unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 90.0 feet on the Northerly margin of Stanvid Drive and extends back 190.0 feet on the Easterly line and 260.6 feet on the Westerly line to a dead line in the rear, measuring 112.0 feet thereon.

Being the same property conveyed to Timothy A. Yager and Alyssa R. Udovitsch, husband and wife by Warranty Deed from Ronald L. Walker, Devisee of the Estate of Barbara Ann Walker of record in Instrument No. 20160405-0032399, Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on April 05, 2016. Timothy A. Yager and Alyssa R. Udovitsch subsequently divorced in Dallas County, Texas (Cause No. DF24-05092).

Barbara Ann Walker died testate on May 5, 2015, and the Will was admitted to Probate as Probate No. 15P-1209 of record in Probate Court of Davidson County, Tennessee

This is property more commonly known as 721 Stanvid Drive, Nashville, TN 37216.

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 17th day of June, 2025.

TIMOTHY A. YAGER BY John Y Hinton
ATTORNEY IN FACT
Timothy A. Yager by John Hinton, Attorney-In-Fact

ALYSSA R. UDOVITSCH BY John Y Hinton
ATTORNEY IN FACT
Alyssa R. Udovitsch by John Hinton, Attorney-In-Fact

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 John Hinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Timothy A. Yager and Alyssa R. Udovitsch, and that this instrument was executed on behalf of the said Timothy A. Yager and Alyssa R. Udovitsch for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202506200048394__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 17th day of June, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of June, 2025.

Affiant Signature
Date 6-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028