25-5105

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1290483 DEEDWARR
06/26/2025 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20250626-0050406

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Y-BR-25-333

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-26-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blake Nicholas Yoder and Brooke Lee Yoder	CrossCountry Mortgage LLC	
(NAME)	(NAME)	**162-05-0-146.00**
333 Ash Grove Drive	2100 Superior Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cleveland, OH 44114	
(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 consideration, the receipt of which is hereby acknowledged, **MICHAEL E. POSTON, SINGLE AND KAREN POSTON VALLO, MARRIED AND MICHAEL E. POSTON, EXECUTOR OF THE ESTATE OF NORMA JEAN POSTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLAKE NICHOLAS YODER AND BROOKE LEE YODER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 34, Hickory Valley Subdivision, Section 2-A, of record in Book 4300, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

Being the same property conveyed to Robert Eugene Poston and wife, Norma Jean Poston by Warranty Deed from Randall Phillips Builders, Inc of record in Book 4653, page 671, Register's Office for Davidson County, Tennessee, dated November 06, 1972 and recorded on November 09, 1972.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from Robert Eugene Poston and Wife, Norma Jean Poston and Michael E. Poston and Karen Vallo of record in Book 8677, Page 607, Register's Office for Davidson County, Tennessee, dated June 18, 1992, and recorded on July 16, 1992 and within the same deed the said M. Norris Jenkins, Trustee conveyed his interest in the subject property to Robert Eugene Poston and Wife, Norma Jean Poston and Michael E. Poston and Karen Vallo.

Robert Eugene Poston died on September 18, 2013 leaving Norma Jean Poston as surviving tenant by the entirety.

Norma Jean Poston, a/k/a Norma Williams Poston having since died Testate on December 23, 2024. Her interest vested at death in her probate Estate subject to the control of the Executor, pursuant to the duly probated Last Will and Testament of Norma W. Poston, in Docket 25P218 in The Seventh Circuit (Probate) Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 111, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4522, Page 528 as amended in Book 4570, Page 493, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **333 Ash Grove Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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(s) this the 12th DAY OF JUNE, 2025.

Michael E. Poston

The Estate of Norma Jean Poston

BY: _____
Michael E. Poston
Executor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio- visual communication, the undersigned, a Notary Public in and for said County and State, MICHAEL E. POSTON, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, MICHAEL E. POSTON, EXECUTOR of the THE ESTATE OF NORMA JEAN POSTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of June, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 12 DAY OF JUNE, 2025.

Karen Poston Vallo

Karen Poston Vallo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN POSTON VALLO, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2025.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 June 12, 2025 (date of document).

Alex Sharer
Affiant Signature

6-26-25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 26 day of June, 2025.

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25