Karen Johnson
Batch # 1303041
07/28/2025 02 54 11 PM
Fees $13 00 Taxes $1,424 50
Davidson County
DEEDWARR
2 pgs
20250728-0059516

Name and Address of New Owner:
Jonathan Yudkin
302 Riverstone Blvd
Nashville, TN 37214

Send Tax Bills To:
American Heritage Lending
19800 MacArthur Blvd #950
Irvine, CA 92612

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FK-25-302

Map & Parcel No: 085-14-0A-302.00-CO

## 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, **Amey Blanche Walker, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Yudkin,** "the Grantee," the following described real estate in Davidson County, Tennessee·

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Riverstone Condominiums, Phase Two of record in Instrument No. 20010814-0087503, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Amey Blanche Walker, unmarried by General Warranty Deed from Apogee Investments, LLC of record in Instrument No 20210527-0071991 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 27, 2021.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as: 302 Riverstone Boulevard, Nashville, TN 37214

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 21st day of July, 2025

Amey B. Walker (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2025, before me personally appeared Amey B. Walker, 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 21st day of July, 2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

**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 $385,000 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 21st day of July, 2025

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary Signature
My commission expires: 5/8/28