Karen Johnson Davidson County
Batch# 1315353 DEEDWARR
08/27/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20250827-0068585

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

Subscribed and sworn to before me, this 26 day of AUGUST, 2025.

Notary Public
My commission expires: 8/24/27

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
TSD Acquisitions, LLC	**New Owner**	**104080E00800CO**
11 Kings Row		
Hot Springs, AR 79101		

FOR AND IN 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 ACKNOWLEDGE, WE,

John Wesley Yoder and Linda Hawley Yoder, Co-Trustees of the Yoder Family Trust dated November 25, 2024

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TSD Acquisitions, LLC, an Arkansas Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1630 as shown on Exhibit "D" of the Master Deed and By-Laws of PRESTWICK PLACE CONDOMINIUMS, recorded in Book 6646 at Page 196, as amended by instrument recorded in Book 6725 at Page 144, all in the Register's Office for said County.

Being the same property conveyed to the Yoder Family Trust dated November 25, 2024, by Quitclaim Deed from J Wesley Yoder and Linda J Yoder, as tenants by the entireties, dated November 25, 2024, of record in Instrument No. 20241126-0092233, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1630 18th Ave, Nashville, TN 37212.

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 in 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.

_____ Date: 8/26/25
John Wesley Yoder, Co – Trustee

_____ Date: 8/26/25
Linda Hawley Yoder, Co – Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared John Wesley Yoder and Linda Hawyler Yoder with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Co-Trustees of the Yoder Family Trust dated November 25, 2024 and that they are authorized by the Yoder Family Trust dated November 25, 2024 to execute this instrument on its behalf.

Witness my hand, at office, this 26th day of August 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/1/29

MARK B LEEDOM
DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029

Certificate of Authenticity

I, Riley Herrick, 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 August 26, 2025.

Affiant Signature

8/26/25
Date

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-1630