Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

ADDRESS NEW OWNER: Stephanie Yeargin
1440 White Dutch Lane
Antioch, TN 37013

SEND TAX BILL TO: New Owner

Karen Johnson Davidson County
Batch # 1342198 DEEDWARR
11/05/2025 10 05 29 AM 2 pgs
Fees $13 00 Taxes $1,073 00
20251105-0088159

MAP-PARCEL NOS. 182150C00400CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10 00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Caroline Latham Yates, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Stephanie Yeargin, single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being Unit 15 of the Townhomes of Clover Glen, Phase 1A Lot 22, a Planned Unit Development, as shown on Exhibit "A" of the Declaration Of Covenants, Conditions and Restrictions for the Townhomes Of Clover Glen , a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Clover Glen, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "A" to said Declaration appearing in Instrument Number 20180813-0079686, and Corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No 20190522-0048424, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Caroline Latham, an unmarried woman, from KVR Homes LLC, a Tennessee limited liability company, by Warranty Deed recorded on May 31, 2019, in Instrument No 20190531-0052069, in the Register's Office for Davidson County, Tennessee.

Caroline Latham is now married and known as Caroline Latham Yates.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein

This is property with a common address of 1440 White Dutch Lane, Antioch, TN 37013

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters as shown on the Plan of the Minor Subdivision Final Plat of Clover Glen, Phase 1A of record in Instrument No. 20180618-0058128, Register's Office for Davidson County, Tennessee.(3) Declarations of Covenants, Conditions and Restriction for the Townhomes of Clover Glen, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180813-0079686 and corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703 and Instrument No 20190130-0008905, Register's Office for Davidson County, Tennessee.(4) Declaration of Restrictive Covenants for Clover Glen of record in Instrument No 20180608-0055284 and Amended in Instrument No. 20190213-0013583 and Instrument No. 20180813-0079686, Register's Office for Davidson County, Tennessee.(5) Greenbelt Applications of record in Instrument No. 20100225-0014397 and in Instrument No.

20130530-0054150, Register's Office for Davidson County, Tennessee.(6) Declaration of Restrictive Covenants for Stormwater Facilities and Systems for Phase 1A – Clover Glen of record in Instrument No. 20161027-0113628 and Instrument No. 20170623-0063193, Register's Office for Davidson County, Tennessee (7) Quitclaim Deed to Clover Glen Homeowners Association for common area, open space or other similar designated property on the Plat of Phase 1A Clover Glen of record in Instrument No. 20180716-0068960, Register's Office for Davidson County, Tennessee.(8) All matters as shown on the Plan of the Minor Subdivision Final Plat of Clover Glen, Phase 2 and Resubdivision of Open Space 7, Clover Glen, Phase 1A of record in Instrument No. 20190221-0015860, Register's Office for Davidson County, Tennessee (9) Survey by Smith Land surveying, Jason Smith, TN RLS No 1961 dated Nov 16, 2006, Revised Feb , 21, 2007, of record in Instrument No. 20070227-0024314, Register's Office for Davidson County, Tennessee.(10) Notice of Completion filed by KVR Homes, LLC, a Tennessee limited liability company, recorded on April 12, 2019 of record in Instrument No 20190412-0033413, 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 interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of November 2025.

Caroline Latham Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Caroline Latham Yates, married ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed

Witness my hand and official seal at office this 3rd day of November 2025

Notary Public
My Commission Expires: 5-8-2028

CINDY S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $290,000.00.

Affiant

Subscribed and sworn before me this 3rd day of November 2025

Notary Public
My Commission Expires. _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

File No. 2510-120