WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1350861
11/25/2025 03 35 13 PM
Fees $13 00 Taxes $684 50

Davidson County
DEEDWARR
2 pgs

20251125-0094248

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)
Frank J. Yurchak and Krista M. Yurchak	**Same as New Owner**	
(NAME)	(NAME)	**044-15-0-438 00**
110 Palmetto Ct.,		
(ADDRESS)	(ADDRESS)	
Longwood, FL 32779		
(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, **JAMES WALLER AND TINA WALLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK J. YURCHAK AND KRISTA M. YURCHAK, 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 189B, on the Plan of First Revision of the Resubdivision of Lot 189A, Section A, of the Village of Old Hickory, of record in Instrument No 20061116-0142353, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Waller and Tina Waller, husband and wife by Warranty Deed from Michael Wayne Peek, unmarried of record in Instrument No 20181016-0102541 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 16, 2018.

This conveyance is subject to.

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20061116-0142353, Register's Office of Davidson County, Tennessee
- Restrictions of record as Instrument Number 20061206-0150924 in the Register's Office for Davidson County, Tennessee.
- Easements for Rights of Way of record in Book 626, Page 556, Book 576, Page 664; Book 735, Page 417, in the Register's Office for Davidson County, Tennessee
- Telephone Line Easement of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee
- Declaration of Driveway Easement Agreement with Covenants and Restriction of record in Instrument Number 20180921-0093844, 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 **803 A Riverside Rd, Old Hickory, Tennessee 37138**.

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 24th DAY OF NOVEMBER, 2025.

James Waller

Tina Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WALLER, 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 24th of November, 2025.

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA WALLER, 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 24th of November, 2025.

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212