Karen Johnson Davidson County Batch# 1360410 DEEDWARR 12/22/2025 09:03:30 AM 3 pgs Fees: $18.00 Taxes: $1,135.90 20251222-0101260	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $307,000.00 Affiant Subscribed and sworn to before me, this 18th day of December, 2025. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

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:
Erin Dias, Trustee of The 1403 Hemlock Avenue Trust	**New Owner**	**06213007800**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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,

David Cleveland Yarnell and wife, Susie N Yarnell

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

Erin Dias, Trustee of The 1403 Hemlock Avenue Trust

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:

Land in Davidson County, Tennessee, being Lot No. 11, Map of George I Waddey's River Bluff Subdivision, of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to David Cleveland Yarnell and wife, Susie N. Yarnell, by Quitclaim Deed from David Cleveland Yarnell and wife, Susie N Yarnell, and Murrel Dean Flippo Yarnell, an unmarried person, dated August 29, 1991, of record in Book 8436, Page 339, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to David Cleveland Yarnell and wife, Susie N Yarnell, and Murrel Dean Flippo Yarnell, dated August 6, 1979, of record in Book 5480, Page 574, 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 1403 Hemlock Ave, Nashville, TN 37216.

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.

David Cleveland Yarnell Date: 12-15-2025
David Cleveland Yarnell

Susie N. Yarnell Date: 12-15-2025
Susie N Yarnell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David Cleveland Yarnell and Susie N Yarnell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2025.

Ronielle Robins
NOTARY PUBLIC

RONIELLE ROBINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

My Commission Expires: 03-08-2028

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/15/25 (date of document).

Jennifer Russell
Affiant Signature

12/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

