Karen Johnson Davidson County
Batch # 1364093 DEEDWARRSP
12/31/2025 10:50:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104417

THIS INSTRUMENT PREPARED BY:
Randle S. Davis, Esq.
103 Wexford Hall
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED AND NO OPINIONS RENDERED.

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{NOTE: THIS TRANSFER IS EXEMPT FROM TENNESSEE TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTIONS 67-4-409(a)(1)(C)(iv).}

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
Patricia J. Yandle 11894 Forest Park Circle Bradenton, FL 34211	same	117 03 0A 136.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to fulfill a devise under the Last Will & Testament of the late **Rebecca Barron Yandle** (aka Rebecca B. Yandle), which is currently being probated in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, Case No. 25P-1550, **Patricia J. Yandle**, Personal Representative for the **Estate of Rebecca Barron Yandle** (hereinafter referred to as "Grantor"), does hereby grant, transfer, and convey unto **Patricia J. Yandle** (hereinafter referred to as "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to the following tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

Land in Davidson County, TN, being Unit No. 136 on the Plan of Versailles Apartments, of record in Book 5050, page 80, and Surveyor's Certificate of Correction in Book 5171, page 153, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to **Rebecca Barron Yandle** (aka Rebecca B. Yandle) by Warranty Deed from **Mary H. Lane Fitch and Thomas W. Schlater** dated August 31, 1994, and of record in Book 9453, Page 984, in the Register's Office for Davidson County, Tennessee.

Said **Rebecca Barron Yandle** (aka Rebecca B. Yandle) passed away on August 28, 2024, leaving a Last Will and Testament dated as of June 20, 2018. The **Estate of Rebecca Barron Yandle** is currently being probated in the Seventh Circuit

(Probate) Court of Davidson County, Tennessee as Case No. 25P-1550 with Order dated and entered as of August 3, 2025, naming **Patricia J. Yandle** as the Personal Representative. Said Last Will & Testament of the late **Rebecca Barron Yandle** (aka Rebecca B. Yandle) vests the Personal Representative with the authority to convey title to said property to the beneficiary.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) master deed in Book 5168, page 944, amended in Book 7770, page 955 and Book 8434, page 719; (2) bylaws in Book 5168, page 961, amended in Book 5589, page 367, Book 5659, page 641, and Book 5667, page 375; (3) all matters shown on the plan of record as corrected; and (4) any and all other matters of public record.

This is improved property known as 3000 Hillsboro Road, #136, Nashville (Davidson County), Tennessee 37215.

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, his/her/its successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his/her/its successors and assigns, against the lawful claims of all persons claiming under Grantor. 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 hand this 18 day of December 2025.

ESTATE OF REBECCA BARRON YANDLE

By: Patricia Yandle
Name: Patricia J. Yandle
Title: Personal Representative

STATE OF Florida)
COUNTY OF Manatee)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Patricia J. Yandle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Personal Representative of the **Estate of Rebecca Barron Yandle** and that she, as such Personal Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Rebecca Barron Yandle**.

WITNESS my hand & seal this 18 of December 2025.

ANDREW D. MANTACK
Notary Public - State of Florida
Commission # HH 477347
My Comm. Expires Jan 3, 2028

Notary Public

1/3/2028
My Commission Expires

****

AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(E), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENNESSEE CODE ANNOTATED SECTIONS 67-4-409(a)(1)(C)(iv).}

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Acknowledgement by Individual

WELLS FARGO

State of Florida

County of **MANATEE**

The foregoing instrument was acknowledged before me this **18TH** day of **DECEMBER**, 20 **25**, by means of ☒ physical presence or ☐ online notarization **PATRICIA J. YANDLE** (name of person acknowledging).

☐ Personally known to me

☒ Produced Identification

Type of Identification Produced **FL DLIC**

Notary Signature

Notary name (typed or printed) **ANDREW D MANTACK**

Title (e.g., Notary Public) **NOTARY PUBLIC**

Place Seal Here

ANDREW D. MANTACK
Notary Public - State of Florida
Commission # HH 477345
My Comm. Expires Jan 3, 2028

For Bank Purposes Only Description of Attached Document

Type or Title of Document

SPECIAL WARRANTY DEED

Document Date

12/18/2025

Number of Pages

3

Signer(s) Other Than Named Above

NONE

Account Number (if applicable)

N/A

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