WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371370 DEEDWARR
01/21/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260121-0004866

File #25-TC-0647-B

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

: Raymond Elliott Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeni Grace Elliott and Raymond Elliott, Jr.	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	**090 08 0L 002.00**
647B James Avenue	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Ramon, CA 94583**	
(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,

ZACHARY T. YONEDA, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JENI GRACE ELLIOTT AND RAYMOND ELLIOTT, JR., WIFE AND HUSBAND,

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 Unit B of "647 JAMES AVENUE TOWNHOMES AMENDED", as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions for "647 JAMES AVENUE TOWNHOMES" of record in Instrument Number 20160628-0065610, as amended in Instrument Number 20160808-0082110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Zachary T. Yoneda, an unmarried man, by Warranty Deed from MMA, LLC, of record in Instrument No. 20170505-0044796, in the Register's Office of Davidson County, Tennessee, dated May 04, 2017 and recorded on May 05, 2017. Zachary T. Yoneda has since married.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page 11 and Plat Book 332, Page 24.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160628-0065610, as amended in Instrument No. 20160808-0082110.
* Charter for 647 James Avenue Townhomes Homeowners' Association, Inc., recorded as Instrument No. 20160706-0068860.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **ZACHARY T. YONEDA**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202601210004865, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **SAMANTHA SCHMUTTERER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202601210004864, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **647B James Avenue, Nashville, TN 37209**.

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 16th day of January, 2026.

Zachary T. Yoneda By [signature]. Attorney In Fact
Zachary T. Yoneda by Loy Carney, his Attorney-In-Fact

Samantha Schmutterer By [signature]. Attorney In Fact
Samantha Schmutterer by Loy Carney, her Attorney-In-Fact

***SAMANTHA SCHMUTTERER**, spouse of **ZACHARY T. YONEDA**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **SAMANTHA SCHMUTTERER** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ZACHARY T. YONEDA**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ZACHARY T. YONEDA**.

Witness my hand and official seal this **16th** day of **January**, **2026**.

[signature]
Notary Signature
My Commission Expires: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SAMANTHA SCHMUTTERER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SAMANTHA SCHMUTTERER**.

Witness my hand and official seal this **16th** day of **January**, **2026**.

[signature]
Notary Signature
My Commission Expires: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of January, 2026.

Affiant Signature
Date 1/16/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

