Karen Johnson Davidson County
Batch# 1447781 DEEDWARR
07/16/2026 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20260716-0064182

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/12/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-247

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trent Yatsky, Amy Yatsky, and George Yatsky	Same as new owner	119-13-0-114
(NAME) 510 Timmons Street	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charles L. Fenner and Erin Brooks Fenner, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Trent Yatsky, a single man, and George Yatsky, Jr. and Amy Yatsky, husband and wife, all as joint tenants with rights of survivorship** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 510 Timmons Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of July, 2026.

GRANTORS:

Charles L. Fenner

Erin Brooks Fenner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charles L. Fenner and Erin Brooks Fenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of July, 2026.



Notary Public

My Commission Expires: 5/12/30

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for said County.

Said Lot No. 26 fronts 50.0 feet on the northerly side of Timmons Street and runs back between lines 165.7 feet on the westerly line and 164.4 feet on the easterly line to an alley in the rear on which it measures 50.0 feet.

Land in Davidson County, Tennessee, being 10 feet off of the East side of Lot No. 25 on the Plan of College Heights, as of record in Book 332, Page 19, Register's Office for said County.

Said part of Lot No. 25 fronts 10 feet on the Northerly said of Timmons Street and runs back between parallel lines to an alley, measuring 165.7 feet, more or less, on the westerly line and 165.7 feet on the easterly line.

Being the same property conveyed to Charles Fenner and Erin M. Brooks, as joint tenants with right of survivorship, by Warranty Deed from Shawn Collins and Susan C. Kherkher, as joint tenants with right of survivorship, of record in Instrument No. 20170301-0020034, in the Register's Office of Davidson County, Tennessee, dated February 27, 2017 and recorded on March 01, 2017.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 14, 2026.

Affiant Signature

July 14, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27