Bill Garrett Davidson County
Batch# 111167 DEEDWARR
06/29/2018 04:15:37 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20180629-0063481

PREPARED BY ~~& RETURN TO:~~

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-854

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Michael Lohmann and Tsianina Lohmann, husband and wife, have this day bargained and sold and does hereby transfer and convey unto Parker Young and Erin Young, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of Cumberland Meadows, Section Two, First Amendment, of record in Instrument NO. 20050525-0059134 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Lohmann and Tsianina Lohmann, husband and wife, by Quitclaim Deed from Mack Props, LLC, a Tennessee Limited Liability Company, dated 11/15/16, of record in Instrument No. 20161118-0121971, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Michael Lohmann and Tsianina Lohmann, husband and wife, dated 04/17/15, of record in Instrument No. 20150429-0038480, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Lohmann and Tsianina Lohmann, huband and wife by Warranty Deed from Sarah Beaty and Christopher Beaty, wife and husband, dated 01/20/15, of record in Instrument No. 20150127-0007669, Register's Office for Davidson County, Tennessee.

This is improved property known as 854 Beth Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Parker Young and Erin Young, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 26th day of June, 2018.

Michael Lohmann

Tsianina Lohmann

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michael Lohmann and Tsianina Lohmann with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of June, 2018.

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/2/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Map & Parcel No.: 084-05--081.00

Name and address of new owner:
Send tax bills to:
Parker Young and Erin Young
854 Beth Drive
Nashville, TN 37206