This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $250,000.00

Affiant

Subscribed and sworn before me this the _____ day of July, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 257965 DEEDWARR
07/17/2019 10:34:47 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190717-0069874

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ronald G. Johnson 523 Turtle Creek Dr. Brentwood, TN 37027	Ronald G. Johnson 523 Turtle Creek Dr. Brentwood, TN 37027	147-02-0 004.00.

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STELLA YOUNG, AN UNMARRIED WOMON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RONALD G. JOHNSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Abbay Hall (incorrectly spelled "Abbey Hall" in previous deed), Section I, as of record in Book 2331, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thimas K. Young and wife, Stella Young by Warranty Deed from Ernest B. Quinn, Jr. and wife, Martha E. Quinn, dated 05/11/1983, of record in Deed Book 6055, Page 341, said Register's Office.

The said Thimas K. Young and Thomas K. Young are one in the same person. The said Thomas K. Young having died on 01/04/2018, leaving the said real property to his wife, Stella Young by tenancy by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4715 Abbay Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of July, 2019.

Stella Young

Stella Young

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stella Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY