Karen Johnson Davidson County
Batch# 319927 DEEDWARR
11/26/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20191126-0121886

# WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jesse Ryan Young and Rita Renee Young | New Owner | |
| (NAME) | (NAME) | |
| 1003 North 2nd Street | | 08203013100 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHELBY LOMAX, F/K/A SHELBY COWMAN AND JONATHAN LOMAX, WIFE AND HUSBAND** HEREINAFTER .;CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSE ~~RYAN~~ YOUNG AND WIFE, RITA RENEE YOUNG** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot 11, Plan of W.T. Fitzpatrick's re-subdivision of Lots 15 to 22, and 10 feet of Lot No. 14, inclusive of the Benedict Land Company's Subdivision, as shown on plat of record in Plat Book 421, page 76, in the Register's Office, Davidson County, Tennessee.**

**Said Lot No. 11 fronts 40 feet on the easterly side of North 2nd Street and extends back between parallel lines 181 feet to an alley.**

**Being the same property conveyed to Shelby Cowman and Jonathan Lomax in joint tenancy by Quitclaim Deed from Shelby Cowman, recorded on the 5th day of July 2018, of record in Instrument No. 20180705-0065357, Register's Office for Davidson County, Tennessee. Being the same property conveyed from Choice City Homes, LLC, a Tennessee limited liability company by Warranty Deed to Shelby Cowman, an unmarried person, recorded on the 8th day of April, 2013, of record in Instrument No. 20130408-0034528, said register's office.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1003 North 2nd Street, Nashville, TN 37207
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22 day of November, 2019

SHELBY LOMAX F/K/A SHELBY COWMAN

JONATHAN LOMAX

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public, Shelby Lomax F/K/A Shelby Cowman and Jonathan Lomax, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 22 day of November, 2019.

M. Menke
Notary Public

My Commission Expires: 3-6-2022

MEGAN MENKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, **Jennifer L. Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020