Prepared By ~~& Return To:~~
Tennessee Title Services, LL(
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1420

Karen Johnson Davidson County
Batch# 410786 **DEEDWARR**
06/05/2020 08:52:43 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200605-0057788

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2020

Notary Public
Commission Expires: 9/6/2020

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Byrne Russell and Michelle Ann Russell 2249 Belle Creek Way Nashville, TN 37221	new owner	141-03-0C-030.00-CO

WARRANTY DEED

FOR AND IN 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,

Jenna Rae Young and Thomas E. Young, Jr., wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Byrne Russell and Michelle Ann Russell, husband and wife

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:

A certain unit located in Davidson County, Tennessee, being Unit No. 30 of Harpeth Springs, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Harpeth Springs, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, amendment to amended and restated in Instrument No. 20190130-0009015 and Scrivener's Affidavit recorded in Instrument No. 20190325-0026836 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VRES-20-2249

and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jenna Rae Young and Thomas E. Young Jr., wife and husband by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company of record in Instrument No. 20190329-0028386, Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on March 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 2249 Belle Creek Way, Nashville, TN 37221

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 so 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.

Dated this the 3rd day of June, 2020.

Jenna Rae Young

Thomas E. Young, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenna Rae Young and Thomas E. Young, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2020.

Notary Public
My Commission Expires: 9/6/2020

SUSAN L HEINRICH ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF DAVIDSON