Karen Johnson Davidson County
Batch# 414668 DEEDWARR
06/15/2020 10:34:30 AM 5 pgs
Fees: $28.00 Taxes: $1,387.50
20200615-0060814

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28559

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 $ 375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenna Young	New Owner	
1047 Morton Mill Road		141-12-0E-028.00-CO
Nashville, TN 37221		
(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, **Oluwasanmi Areola, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenna Rae Young and Thomas E. Young, Jr., wife and husband**

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 No. 21 on the Plan of Harpeth Crest Subdivision, Phase 2, of record in Plat at Instrument No. 20020403-0040556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oluwasanmi O. Areola, a married man and wife Alayinka V. Areola by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20030701-0090992 Register's Office for Davidson County, Tennessee, dated June 27, 2003 and recorded on July 01, 2003.

Being the same property conveyed to Oluwasanmi Areola, a single person by Quitclaim deed from Olayinka Areola, a single person of record in Instrument No. 20150723-0072321 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 23, 2015.

Being the same property conveyed to Oluwasanmi Areola by Quitclaim deed from Olayinka Areola (incorrectly listed as Alayinka Areola in prior deed) of record in Instrument No. 20200313-0028165 Register's Office for Davidson County, Tennessee, dated March 07, 2020 and recorded on March 13, 2020.

Temitope Longe, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Oluwasanmi Areola.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ____IMPROVED property known as **1047 Morton Mill Road, 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 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 _____ hand( ) this the 3rd day of June, 2020.

Oluwasanmi Areola

Temitope Longe

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Oluwasanmi Areola,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of June, 2020.

MELINDA A. MCINTYRE
NOTARY PUBLIC - State of Kansas
My Appt. Expires 6-26-22

My Commission expires: 6-26-2022

Notary Public

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Temitope Longe,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the _____ day of June, 2020.

MELINDA A. MCINTYRE
NOTARY PUBLIC - State of Kansas
My Appt. Expires _____

My Commission expires: 6-26-22

Notary Public

True Copy Certification

I, **Jennifer 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, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022