Karen Johnson Davidson County
Batch# 433230 DEEDWARR
07/08/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20200708-0074083

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Roy W. Young
5012 Tulip Grove Lane
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 076 01 0 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **NEAL HARRELL, TRUSTEE of the JEFFREY HARRELL IRREVOCABLE TRUST, U.T.D 4/30/2008,** has this day bargained and sold and does hereby transfer and convey unto, **ROY W. YOUNG,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 97B Zone Lot Division Lots no. 96 & 97, on the Plan of Tulip Grove Woods, Phase I of record in Plat Book 6200, page 69 as amended in Plat Book 6250, page 506, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Neal Harrell, Trustee of the Jeffrey Harrell Irrevocable Trust, U.T.D. 04/30/2008, by Deed from Stephen O. Obianwu and spouse, Nkiru V. Obianwu, dated May 23, 2008 and recorded on May 27, 2008 in Instrument Number 20080527-0053383, Register's Office for Davidson County, Tennessee.

THIS property is subject to all matters shown on plan of record in Plat Book 6200, page 69 and Plat Book 6250, page 506, of the Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2020 will prorated between the parties herein.

This is improved property known as 502 Debbie Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

It further covenants with the said grantee, that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except for the 2020 real property taxes, which taxes have been prorated between the parties herein and the

grantor having paid its pro-rata share unto the grantee; the grantee assumes and agrees to pay the same when due.

It does further covenant and binds itself, its successors, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 6th day of July, 2020.

Jeffrey Harrell Irrevocable Trust, U.T.D 4/30/2008

BY: Neal Harrell

NEAL HARRELL, TRUSTEE

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named **Neal Harrell, Trustee of the Irrevocable Trust, U.T.D 4/30/2008**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Hermitage, Tennessee, on this the 6th day of July, 2020.

Tracey Gullett

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 01/24/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 10th day of July, 2020.

Tracey Gullett

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 01/24/21

TRUE COPY CERTIFICATION

I, **TRACEY GULLETT**, 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.

TRACEY GULLETT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lindsey Frye, a notary public for this county and state, Tracey Gullett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My commission expires: 5·16·2022

LINDSEY FRYE
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY