Karen Johnson Davidson County
Batch# 454708 DEEDWARR
08/12/2020 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,844.08
20200812-0089653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,400.00

Julie Bailey
Affiant

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-08-2022

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harrison Hanks, an unmarried man and Claire Atkins Pedersen, an unmarried woman, as joint tenants with rights of survivorship	JPMorgan Chase Bank (NAME)	
1504B Boscobel St (ADDRESS)	1111 Polaris Parkway (ADDRESS)	083-13-0M-00[illegible].00-CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Columbus OH 43240-2050 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Megan Youngblood and spouse, Anne Johnson Youngblood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harrison Hanks, an unmarried man and Claire Atkins Pedersen, an unmarried woman, as joint tenants with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1504-B, with all the appurtenant elements as shown on Declaration of Covenants, Conditions and Restrictions for 1504 Boscobel Townhomes, of record in Instrument Number 20140521-0043726, as amended in Instrument Number 20141014-0094789 and further amended by an instrument placed of record herewith as Instrument 20200709-0074540, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Megan Youngblood by Warranty deed from Legacy Properties, LLC of record in Instrument No. 20150915-0093503 and subsequently conveyed to Megan Youngblood and spouse, Anne Johnson by Quitclaim deed from Megan Youngblood of record in Instrument No. 20160801-0078927, Register's Office for Davidson County, Tennessee.

Anne Johnson and Anne Johnson Youngblood being the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1504B Boscobel St, Nashville, TN 37206
(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/our hand(s) this 8th day of July, 2020.

WARRANTY DEED
(Continued)

Megan Youngblood

Anne Johnson Youngblood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Youngblood and spouse, Anne Johnson Youngblood, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of July, 2020.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

My Commission Expires:

(SEAL)

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022