Karen Johnson Davidson County
Batch# 461923 DEEDWARR
08/21/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20200821-0094798

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03 26 2024

(AFFIX SEAL)

Monica Giraldo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973637
Expires 3/26/2024

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. McNeely & Karen D. McNeely, Husband and Wife	David L McNeely + Karen D McNeely (NAME)	
605 New Hitt Ln (ADDRESS)	605 New Hitt Ln (ADDRESS)	018-11-0-039.00
Goodlettsville, TN 37072-1240 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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 Zachary Paul Young, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David L. McNeely & Karen D. McNeely, Husband and Wife, 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 the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a stake, which is 58 feet from the westerly edge of Hitt Lane, which is the northerly boundary line of the property, herein conveyed; thence westerly 200 feet to a stake; thence southerly 100 feet to a stake; thence easterly 200 feet to a stake; thence northerly 100 feet to the point of beginning.

BEING the same property conveyed to Teresa P. Young from David Ray Young, by deed recorded February 9, 1998 in Book 10787, Page 296, Register's Office for Davidson County, Tennessee. Teresa P. Young and Teresa P. Kinn being one and the same person. BEING the same property conveyed to Teresa P. Young from William Jefferson Hunnicutt, Jr. and wife, Ann Hunnicutt, by deed of record in Book 8067, Page 1, recorded in the Register's office for Davidson County, Tennessee. Being the same property conveyed to Teresa P. Patton and William Jefferson Hunnicutt, Jr. and wife, Ann Hunnicutt, by deed from William Jefferson Hunnicutt, Jr., et al, the only heirs-at-law of William Jefferson Hunnicutt, Sr., deceased, of record in Book 6040, page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zachary Paul Young, by Quitclaim deed from Teresa P. Kinn (formerly Teresa P. Young), of record in Instrument No. 20151214-0125691, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 605 New Hitt Ln, Goodlettsville, TN 37072-1240
(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 17th day of July, 2020.

WARRANTY DEED
(Continued)

Zachary Paul Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Zachary Paul Young, 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 17th day of July, 2020.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

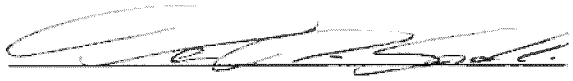
My Commission Expires: 7/9/2021

(SEAL)

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

True Copy Certification

I, Devan P. Spinelli, 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.

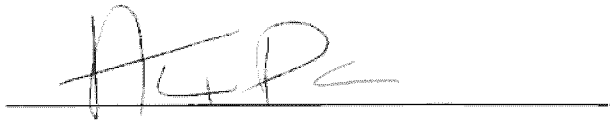


Signature **(Devan Spinelli)**

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature **(Alexandra Ponce)**

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

