This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 470017 DEEDWARR
09/03/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200903-0100988

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $190,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2nd day of September, 2020.

Notary Public

My Commission expires 9 / 16 / 23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
David Young
3608 Pierside Drive
Hermitage TN 37076
SEND TAX BILLS TO:
David Young
3608 Pierside Drive
Hermitage TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 08609001300

WARRANTY DEED

20NT02148

Effective the 2nd day of September, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lee M. Fernandez and Robin L. Fernandez, husband and wife as joint tenants with right of survivorship and not as tenants in common

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David Young, single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land situated in the county of Davidson in the state of TN

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, Pages 218, 219 and 220, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to\Lee M. Fernandez and Robin L. Fernandez, husband and wife as joint tenants with right of survivorship and not as tenants in common, by QuitClaim Deed\ from Robin L. Fernandez, a married woman, who acquired title without martial status, dated 02/03/2017 and recorded 03/01/2017 as document no. 20170301-0020275, Register's Office for Davidson\ County, TN.

This is an improved property commonly known as 3608 Pierside Drive, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2nd day of September, 2020.

Lee M. Fernandez **Robin L. Fernandez**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Lee M. Fernandez and Robin L. Fernandez,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 2nd day of September, 2020.

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

Notary Public

My commission expires: 9/16/23

202009030100988

Certificate of Authenticity

I, Jill Neely **do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones**, a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024