Karen Johnson Davidson County
Batch# 505001 DEEDWARR
10/30/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20201030-0126595

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$505,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of October, 2020. Notary Public My commission expires: 9/7/2021 (AFFIX SEAL)

JUNE E. HOWELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John Alexander Davis	SAME AS NEW OWNER	**072-13-0-347.00**
1209 Cline Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey Brent Young, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Alexander Davis, an unmarried man

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. 18 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, of record in Book 843, Page 79, Register's Office for Davidson County, Tennessee.

Lot No. 18 fronts 55 feet on the easterly side of a 40 foot street down on said plan as being unnamed, now known as West Cline Avenue and runs back between lines, 217 feet 3 inches on the northerly line and 212 feet 3 inches on the southerly line to an alley in the rear on which it measures 55 feet.

Being the same property conveyed to Jeffrey Brent Young, an unmarried person by Deed dated August 11, 2016 from DeMarcus Capehart having taken title as DeMarcus Capehart, an unmarried man, of record in Instrument No. 20160811-0083852, Register's Office for Davidson County, Tennessee.

Ali Taylor Young, spouse of the above named Jeffrey Brent Young, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 843, Page 79, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to the flow of a creek across said property.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 1209 Cline Avenue, Nashville, TN 37206

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 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 27th day of October, 2020.

Jeffrey Brent Young

Ali Taylor Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Brent Young and Ali Taylor Young,** the within named seller, 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 at Nashville, Tennessee, this **27th** day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, 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.

JUNE ROWELL

State of Tennessee)
County of Davidson)

Personally appeared before me Bobbie Cooper, the undersigned, a Notary Public for this county and state, June Rowell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

