BOX 14
G33845-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 519498 DEEDWARR
11/20/2020 11:59:22 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00

20201120-0136826

P-SB-PPP-20-109

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Brent Young and Ali T. Young	**Pinnacle Bank**	
(NAME)	(NAME)	
109 Freeman Hollow Ct	**150 3rd Avenue South, STE 1000**	**011-00-0-152.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRENT J. DAVID AND ASHLEY V. DAVID, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY BRENT YOUNG AND ALI T. YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

TRACT I:

Beginning at a point in the North margin of Freeman Hollow Court, said point being the most westerly corner of the Michael F. Ayers property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with said margin S 54° 46' 08" E 66.71' to a point, said point being the northeasterly corner of the Morris E. Ayers property as evidenced in Deed Book 4028, Page 107, said Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers property N 23° 23' 52" E 125.52' to a fence post; thence, N 40° 30' 47" E 154.23' to a fence post; thence, N 22° 30' 43" E 121.09' to a power pole; thence, N 15° 37' 34" E 145.38' to a fence post; thence, N 19° 11' 44" E 64.15' to a power in the new line common to the Jackie W. Tatum Property; thence, with said new line for the next 5 calls N 55° 25' 41" E 113.53' to a fence post; thence, N 75°00'52" E 81.56' to a power pole; thence, N 88° 46' 24" E 94.23' to a fence post; thence, S 81° 55' 21" E 103.38' to a power pole; thence, S 83° 44' 00" E 204.27' to iron rod, said rod being the southwesterly corner of the Joseph R. Stewart Property as evidenced in Deed Book 7583, Page 361, Register's Office for Davidson County, Tennessee; thence, S 85° 25' 07" E 652.70' to a point in the west line of the Joseph E. Shaffer property as evidenced in Deed Book 8313, Page 51, Register's Office for Davidson County, Tennessee; thence, with said line S 01°34' 27" W 244.92' to a point, said point being the most north corner of the Morris E. Ayers Property as evidenced in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property S 66° 02' 50" W 305.82' to a point, said point being the most East corner of the Michael F. Ayers Property as evidenced in Deed Book 5003, Page 960, Register's Office for Davidson County, Tennessee; thence, with a common line to said Ayers Property N 72° 19' 25" W 818.88' to a point; thence, S 47° 44' 06" W 474.24' to a point, thence S 06°19' 10" W 66.09' to the point of beginning containing 8.83 acres more or less.

Being the same property conveyed to Trent J. David and Ashley V. David, husband and wife by Deed dated August 8, 2018, from Charlie B. Lawrence and Rebecca Shauer-Lawrence, husband and wife of record in Instrument No. 20180813-0079487, said Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED therefrom is the following described property as follows:

EXCLUDED TRACT A:

Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, S 3° 22' 07"

East 12.13 feet, to the point of beginning of this description; thence, S 3° 22' 07" East, 182.63 feet to a point; thence, S 47° 44' 06" West. 167.04 feet, to a point; thence, N 22° 30' 43" East, to a point; thence North 15° 37' 43" East, 145.38 feet to a point; thence, North 19° 11' 44" East 64.15 feet to a point; thence, N 55° 25' 41" East 23.20 feet to the point of beginning of this description, containing 13,307.61 square feet and/or 0.31 acres more or less.

Being the same property conveyed to Wilma Smith Ayers by Quitclaim Deed dated May 30, 2001, from Charlie B. Lawrence and wife, Rebecca Schauer Lawrence of record in Instrument No. 20010906-0096792, Register's Office for Davidson County, Tennessee.

EXCLUDED TRACT B:

Being a certain tract of land lying in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, said point being a common corner to parcels - 108, 144, and 157 (actually being Parcel 152), on Tax Map - 11, as evidenced at the Tax Assessors Office for Davidson County; thence, N 86° 57' 57" East 19.84 feet to the point of beginning of the description; thence, N 55° 25' 41" East 67.13 feet to a point; thence, N 75° 00' 52" East 81.56 feet to a point; thence, North 88° 46' 24" East 94.23 feet to a point; thence, S 81° 55' 21" East 103.38' to a point; thence, S 83° 44' 00" East 180.10 feet to a point; thence, S 86° 57' 57" West 510.36 feet to the point of beginning of this description, containing 15,787.70 square feet and/or 0.36 acres more or less.

Being the same property conveyed to Jackie W. Tatum and wife, Alice Ayers Tatum by Quitclaim Deed dated May 30, 2001, from Charlie B. Lawrence and wife, Rebecca Schauer Lawrence of record in Instrument No. 20010906-0096793, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in the 10th Council District of Davidson County, Tennessee, being a portion of property conveyed to Morris E. Ayers and wife, Wilma Smith Ayers in Deed Book 4028, Page 107, Register's Office for Davidson County, Tennessee, shown as portion of Parcel 144.00 on Property Map 011, and being further described as follows:

Beginning at an iron pin (new), a corner to Charlie B. Lawrence (Instrument No. 20021119-0143173, and being the most easterly point of Morris E. Ayers property (Deed Book 4028, Page 107); thence, S 47° 44' 06" W a distance of 129.60 feet to an iron point (new) in the line of said Charlie B. Lawrence; thence, with a new dividing line N 25° 49' 11" E a distance of 51.40 feet to an iron pin (new) on the west side of a power pole; thence, continuing with a new line, N 19° 40' 53" E a distance of 193.88 feet to an iron pin (new) in the line of said Lawrence; thence, S 03° 19' 21" E a distance of 141.90 feet to the point of beginning, containing 0.15 acres (6618.71 square feet) according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924 , dated February 4, 2010.

Being the same property conveyed to Charlie B. Lawrence by deed from Alice Faye Tatum, Malcolm W. Ayres, William Ayers and Michael Ayers, all being the heirs at law of Wilma Smith Ayers who died July 18, 2009, of record as Instrument No. 20100611-0045424, said Register's Office, and further conveyed to Trent J. David and Ashley V. David, husband and wife by Deed from Charlie B. Lawrence (and his spouse, if any)** of record in Instrument No. 20201120-0136825, Register's Office for Davidson County, Tennessee.

**Rebecca Schauer-Lawrence, husband and wife

EASEMENT TRACTS:

Together with Easements for Ingress and Egress of record in Instrument No. 20010906-0096795 and in Instrument No. 20010906-0096796, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2021, and all subsequent years, a lien, but not yet due and payable.
- Easement for Ingress and Egress of record in Instrument Number 20010906-0096795 and Instrument Number 20010906-0096796, in the Register's Office for Davidson County, Tennessee.
- Easement for Septic Tank Field of record in Book 7792, Page 149, in the Register's Office for Davidson County, Tennessee.
- Subject to any right, title, interest and/or claim resulting from the possible encroachment of driveway onto adjoining property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Freeman Hollow Ct, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13 DAY OF NOVEMBER, 2020.

Trent J. David

Ashley V. David

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRENT J. DAVID, the within named bargainor, 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 13th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY V. DAVID, the within named bargainor, 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 13th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212