WARRANTY DEED

2020-1941

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires: 6-24-2023

Karen Johnson Davidson County
Batch# 543321 **DEEDWARR**
12/29/2020 01:24:22 PM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20201229-0154257

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Henry L. Young, Jr. 820 Northstar Court Old Hickory, TN 37138	NEW OWNER	043.04-0A-039.00

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, I/we, **Uchendi Nwani**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Henry Leonard Young, Jr. and wife, Valerie Young**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being all of Lot No. 39 on the Final Plan of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, Formerly known as Windstar Estates, Section 1, Phase 1, as shown by Plat appearing of record in Instrument #20060728-0091763, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Uchendi Nwani from J. Word Properties, LLC, by Warranty Deed dated May 15, 2020 and recorded June 03, 2020 in Instrument #20200603-0056948, Register's Office for Davidson County, Tennessee

( ) unimproved
This is (X) improved property know as 820 Northstar Court, Old Hickory, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 16th day of December, 2020.

Uchendi Nwani

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Uchendi Nwani, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of December, 2020.

Notary Public
My Commission Expires: 6-24-2023

