This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8430-DJ

Karen Johnson Davidson County
Batch# 547696 DEEDWARR
01/05/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210105-0002078

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Collin

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the ~~15th~~ 17th day of September, 2020.

IRMA COVARRUBIO
Notary Public, State of Texas
Comm. Expires 01-25-2024
Notary ID 128866780

Notary Public
My Commission Expires: 1-26-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maryann Young 1713 Timber Point Nashville, TN 37214	Maryann Young 1713 Timber Point Nashville, TN 37214	108-16-0A-041.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Davy L. Weil, single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maryann Young, Unmarried woman**, hereinafter called the Grantee, her 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 all of Lot No. 41, Final Plat, Timber Ridge, according to survey and plat of same appearing of record in Instrument No. 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Davy L. Weil, single man by Warranty Deed from Bertha H. McBreen and John J. McBreen, wife and husband, dated July 12, 2016, recorded July 19, 2016, of record in Instrument No. 20160719-0074299, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1713 Timber Point, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2020.

GRANTOR:

Davy L. Weil

STATE OF TENNESSEE
COUNTY OF [redacted] DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Davy L. Weil, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2020.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, Amanda Cardenas, 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

State of Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

