Karen Johnson Davidson County
Batch# 558403 DEEDWARR
01/21/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20210121-0009088

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $223,000.00.

Affiant

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 14th day of January, 2021.

Notary Public
My Commission Expires: 2/20/2023

2020-731

Address of New Owner:	Send Tax Bills to:	Tax Information:
Caleb R. Stokes	Lending Hand Mortgage	
6249 Eatons Creek Road	116 East Cedar Street	021-00-0-036.01
Joelton, TN, 37080	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph Young, a married man

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

Caleb R. Stokes, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in Davidson County, Tennessee, consisting of two tracts of land and being more particularly described as follows, to-wit:

TRACT I:

Located on the west side of Eatons Creek Road 125 feet north of Waller's northeast corner; thence North 81 degrees West 235 feet to an iron pin; thence North 2 degrees 15' East 125 feet to a pin; thence South 81 degrees East 325 feet to a point in the center of Eatons Creek Road; thence South 2 degrees 15' West 125 feet to the point of beginning.

TRACT II:

Being a part of the land conveyed to J. L. Reeder and wife, by Clive Anderson and wife, by deed of record in Book 3134, page 423, said Register's Office, and described according to a survey made by Arbo Engineering company on October 8, 1966, as follows: Beginning at a point in the northwesterly corner of the land deeded to Robert Fulton and wife, Bessie P. Fulton, by George E. Boykin and wife, Florence F. Boykin, as of record in Book 3708, page 609, Register's Office for said County, which land has since been deeded to Grantee herein, at an iron pin; thence South 3 degrees 27' West to an iron pin in the southwesterly corner of the property deeded to Robert Fulton and wife, as of record in Book 3708, page 609 and measuring 125 feet more or less on the westerly line of said lot; thence South 2 degrees 58' West to an iron pin in the southwesterly corner

of the Waller property and measuring 125 feet more or less, along the rear line of the Waller property; thence North 69 degrees 58' West 287 feet more or less to an iron pill; thence North 1 degrees 31' West 58 feet more or less to an iron pin; thence North 71 degrees 5-1/2' East 299.9 feet more or less to the point of beginning.

Being the same property conveyed to Joseph Young, an unmarried individual, by deed from Roger M May, unmarried, of record in Instrument No. 20141229-0118379, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 29, 2014.

Jenna Young, spouse of Joseph Young, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6249 Eatons Creek Road, Joelton, TN 37080.**

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. 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 14th day of January, 2021.

Joseph Young

Jenna Young

Jenna Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Young and Jenna Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of January, 2021.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY